General Information About the Contents of This File

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), are distributed to the Commission and uploaded online. The ROPs can be accessed at **planning.lacity.org**, by selecting "Planning Commissions" from the top menu and selecting the specific Commission.

Submissions are uploaded to a publicly accessible folder linked at the top of each Agenda at the close of each Submission period. Following a meeting all submissions are compiled and posted to the Department of City Planning website within three (3) business days.

All compliant submissions may be accessed as follows:

- **Initial Submissions:** Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by 4 p.m. Monday of the week prior to the week of the Commission meeting. Initial Submissions are appended to the end of the Staff Report, which can be accessed by clicking on the Case Number linked from the Agenda.

- **Secondary Submissions:** All written materials received after the close of the Initial Submission period, but no later than 48 hours before the Commission meeting, shall not exceed ten (10) pages. For Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting.

- **Day of Hearing Submissions:** Submissions received after the close of the Secondary Submission period must not exceed two (2) written pages, including exhibits.

Material which does not comply with the submission rules is not distributed to the Commission. If you have any questions, please contact the Commission Office at (213) 978-1300.

Secondary Submissions

Planning APC Central <apccentral@lacity.org>

OPPOSE CUP

1 message

Annie Given Fink <annie.given.1@gmail.com> Wed, Aug 19, 2026 at 8:59 PM
To: apccentral@lacity.org
Cc: i Briski <ari.briski@lacity.org>, Alan Como <alan.como@lacity.org>, Stephanie Gavidia <stephanie.gavidia@lacity.org>, CD5 <councilmember.yaroslavsky@lacity.org>, CD5 <charles.turner@lacity.org>, Citrus Square Neighbors <citrussquareneighbors@gmail.com>

Dear Members of the Commission:

I live in Hancock Park neighborhood, and **I strongly oppose the change of use at 200-202 South Orange Drive.**

I have seen firsthand the impact a house of worship can have on a residential neighborhood. This property sits less than a three-minute walk from La Brea Avenue, where this congregation once rented space and prayed. Given that proximity, I don't understand how the City could approve this CUP, let alone how it could be supported in any way.

Allowing this Conditional Use Permit to stand is tantamount to creating a new zoning policy for the City of Los Angeles, and I fear the same could happen in any neighborhood, including my own. If the CUP is approved, the Commission should, at a minimum, impose strict, fully enforceable conditions that limit parking, noise, and hours of use.

I urge you to deny the CUP for Beis Medrash of Hancock Park.

Sincerely,
Anne

Planning APC Central <apccentral@lacity.org>

Case No. ZA-2024-6488-CU2-1A

1 message

Bettina O'Mara <bettinaomara@gmail.com> Tue, Aug 18, 2026 at 3:17 PM
To: apccentral@lacity.org
Cc: Ari Briski <ari.briski@lacity.org>, Alan Como <alan.como@lacity.org>, Stephanie Gavidia <stephanie.gavidia@lacity.org>, CD5 <councilmember.yaroslavsky@lacity.org>, CD5 <charles.turner@lacity.org>, Citrus Square Neighbors <citrussquareneighbors@gmail.com>

Central Los Angeles Area Planning Commission
Los Angeles, CA

RE: Case No. ZA-2024-6488-CU2-1A

Dear Members of the Commission:

My best friend lives in the Hancock Park / Windsor Square neighborhood. and I have witnessed firsthand what impact a house of worship can have on a residential neighborhood. From the very beginning, the owner of the duplex, which is now Beis Medrash of Hancock Park, has been dishonest about his intentions. Before turning it into a synagogue, he used the upstairs as a halfway house for patients from the rehabs he owns. The congregation is primarily composed of young Modern Orthodox families with many young children. There have been issues with noise, parking, traffic, child safety, trash, and, of course, the loss of housing. When visiting it is clearly difficult for neighbors in that area.

This property sits less than a three-minute walk from La Brea Avenue, where this congregation once rented space and prayed. Given that proximity, I don't understand how or why the city could approve this CUP, let alone how it could be supported in anyway.

Allowing this Conditional Use Permit to stand is tantamount to creating a new zoning policy for the City of Los Angeles, and I fear the same could happen in any neighborhood once other synagogues and related businesses see if the CUP is approved. The Commission should, at a minimum, impose strict, fully enforceable conditions that limit parking, noise, and hours of use.

I want to make clear my issue is not with religious worship, it is with traffic, noise, trash, etc…

I strongly oppose the change of use at 200-202 South Orange Drive.
I urge you to deny the CUP for Beis Medrash of Hancock Park.

Sincerely,

Bettina Tendler O'Mara
210 Woodruff Ave
Los Angeles, Ca 90024

Planning APC Central <apccentral@lacity.org>

APC Hearing, Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive - opposition

1 message

Chris Chaudoir <chowder262@gmail.com> Tue, Aug 18, 2026 at 10:49 AM
To: apccentral@lacity.org
Cc: ari.briski@lacity.org, alan.como@lacity.org, stephanie.gavidia@lacity.org, councilmember.yaroslavsky@lacity.org, erin.bromaghim@lacity.org, charles.turner@lacity.org, citrussquareneighbors@gmail.com

Letter of Opposition

APC Hearing, Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

8/18/2026

Central Los Angeles Area Planning Commission, Los Angeles, CA
RE: Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

Dear Members of the Commission,

I am a resident of the Citrus Square neighborhood. I strongly oppose the change of use at 200-202 South Orange Drive for the following reasons:

- **Negative impact on adjacent and nearby neighbors:** Disruptive noise and behavior impact neighbors well beyond the property line.
- **No traffic, parking, or noise studies:** despite years of attendance of up to 150 adults and over 50 children as well as unpermitted street gatherings, no study has ever measured the burden of blocked sidewalks, driveways, red zones, and disruptive noise at all hours, 7 days a week.
- **No completed Fire or Building and Safety review:** occupancy of 147 was self-reported and never verified by the City; the duplex and converted garage play area have never been inspected for occupancy, fire safety, or code compliance.
- **Threat to the Historic District:** this is a contributing structure in the Citrus Square National Register Historic District, and no environmental or historic resources review was ever conducted.
- **Size and growth:** this is a large, actively programmed congregation whose impact on neighbors will only grow as membership continues to expand.
- **A documented history of unpermitted operations:** the applicant operated for years before seeking permission, applying for a CUP only after neighbors objected and CD5 interceded, direct evidence that the applicant cannot be trusted to follow city process.
- **No emergency management plan:** the lack of an emergency management plan puts both congregants and neighbors in harm's way.

- **A deliberate choice, not a necessity:** the applicant chose this quiet residential block over suitable alternatives just 630 feet away on La Brea Avenue, and if approved must accept strict limits and robust enforcement of its activities as a result.
- **Loss of scarce housing:** residential units are being converted to institutional use, and the required Replacement Unit Determination (RUD) still has not been completed.

Approving this CUP would set a dangerous precedent for institutional encroachment throughout Citrus Square and across the city. These are land use and zoning concerns, not objections to anyone's faith. I urge the Commission to deny this Conditional Use Permit, or at minimum impose the strict, fully enforceable conditions requested by the Citrus Square Neighbors Association (CSNA), the Greater Wilshire Neighborhood Council (GWNC), and Councilwoman Katy Yaroslavsky of Council District 5 (CD5). Those conditions should include robust penalties for violations and hold the applicant fully responsible for closely adhering to them.

Sincerely,

Chris Chaudoir
235-237 S Orange Dr.
Los Ángeles, CA 94402

Planning APC Central <apccentral@lacity.org>

Oppose CUP: Case No. ZA-2024-6488-CU2-1A

1 message

David Aaronson <david.aaronson@gmail.com> Tue, Aug 18, 2026 at 2:40 PM
To: Planning APC Central <apccentral@lacity.org>
Cc: Katy Yaroslavsky CD5 <councilmember.yaroslavsky@lacity.org>, Charles Turner <charles.turner@lacity.org>, Citrus Square Neighbors <citrussquareneighbors@gmail.com>, Stephanie Gavidia <stephanie.gavidia@lacity.org>, Alan Como <alan.como@lacity.org>, Ari Briski <ari.briski@lacity.org>

Central Los Angeles Area Planning Commission
Los Angeles, CA
RE: Case No. ZA-2024-6488-CU2-1A

Dear Members of the Commission:

I live in the Hancock Park neighborhood and often take walks that bring me through Windsor Square. I strongly oppose the change of use at 200-202 South Orange Drive. I have seen firsthand what impact a house of worship can have on a residential neighborhood.

This property sits less than a three-minute walk from La Brea Avenue, where this congregation once rented space and prayed. Given that proximity, I don't understand how the City could approve this CUP, let alone how it could be supported in any way.

Allowing this Conditional Use Permit to stand is tantamount to creating a new zoning policy for the City of Los Angeles. I fear the same could happen in any neighborhood, including my own. If the CUP is approved, the Commission should, at a minimum, impose strict, fully enforceable conditions that limit parking, noise, and hours of use.

I urge you to deny the CUP for Beis Medrash of Hancock Park.

Sincerely,
David C Aaronson
601 S. Rimpau Blvd 90005

David (he/him)

Planning APC Central <apccentral@lacity.org>

Save the Stahl House (ENV-2017-2329-CE; ZA-2017-2328-ZAD-ZAA-1A; 1501 Marlay)

2 messages

Daryl Baybarz <darylb@everyactioncustom.com> Wed, Aug 19, 2026 at 10:21 PM
Reply-To: darylb@mac.com
To: apccentral@lacity.org

Dear Central Area Planning Commission Planning Commissioners,

Please grant the appeal on the above cases.

A CEQA exemption cannot be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The Stahl house, a true gem nestled on the hill above 1501 Marlay Drive, is a cherished piece of Los Angeles's history and culture. As a National Register of Historic Places site and a Los Angeles Historic-Cultural Monument, it's one of the world's most renowned architectural homes. We mustn't risk its future by digging too deeply into the cliff below.

The hill is delicate, and there have been devastating landslides on the shared hillside, which have destroyed homes and nearly claimed lives. Given the extreme development the Zoning Administrator has approved, it's clear that this could threaten the very heart of one of Los Angeles's most beloved spots and the safety of its residents.

It would be utterly unacceptable to let this happen again.

Additionally, the project location is in a Santa Monica Mountains Conservancy-designated Habitat Block which would also disqualify the project from being exempt from CEQA.

The approved massive retaining walls don't conform to the Hillside Retaining Wall Ordinance, are many multiples of what the code allows and will have significant adverse visual impacts that require evaluation under CEQA as well.

For these reasons, we again must ask you to grant the appeal on this case.

Thank you for your consideration.

Sincerely,
Daryl Baybarz
944 Deer Meadow Ct San Jose, CA 95122-3374
darylb@mac.com

Daryl Baybarz <darylb@everyactioncustom.com> Wed, Aug 19, 2026 at 10:21 PM
Reply-To: darylb@mac.com
To: danalynn.dominguez@lacity.org

Dear Danalynn Dominguez,
[Quoted text hidden]

Planning APC Central <apccentral@lacity.org>

RE: Case No. ZA-2024-6488-CU2-1A

1 message

E B <e.blagman@gmail.com> Wed, Aug 19, 2026 at 2:21 PM
To: apccentral@lacity.org
Cc: alan.como@lacity.org, ari.briski@lacity.org, stephanie.gavidia@lacity.org, councilmember.yaroslavsky@lacity.org, charles.turner@lacity.org, citrussquareneighbors@gmail.com

RE: Case No. ZA-2024-6488-CU2-1A
Central Los Angeles Area Planning Commission
Los Angeles, CA

Dear Members of the Commission:

I live in the [Hancock Park / Windsor Square/other] neighborhood, and **I strongly oppose the change of use at 200-202 South Orange Drive.**

I have seen firsthand the impact a house of worship can have on a residential neighborhood. This property sits less than a three-minute walk from La Brea Avenue, where this congregation once rented space and prayed. Given that proximity, I don't understand how the City could approve this CUP, let alone how it could be supported in any way.

Allowing this Conditional Use Permit to stand is tantamount to creating a new zoning policy for the City of Los Angeles, and I fear the same could happen in any neighborhood, including my own. If the CUP is approved, the Commission should, at a minimum, impose strict, fully enforceable conditions that limit parking, noise, and hours of use.

I urge you to deny the CUP for Beis Medrash of Hancock Park.

Sincerely,
Erin

Planning APC Central <apccentral@lacity.org>

PHOTO SUBMISSION -OPPOSITION Case No. ZA-2024-6488-CU2-1A (200–202 S. Orange Drive)

1 message

E B <e.blagman@gmail.com> Thu, Aug 20, 2026 at 2:44 PM
To: apccentral@lacity.org
Cc: ari.briski@lacity.org, alan.como@lacity.org, stephanie.gavidia@lacity.org, councilmember.yaroslavsky@lacity.org, erin.bromaghim@lacity.org, charles.turner@lacity.org, citrussquareneighbors@gmail.com

August 20 2026

Central Los Angeles Area Planning Commission
Los Angeles, California

RE: Letter of Opposition — Case No. ZA-2024-6488-CU2-1A
Property: 200–202 South Orange Drive

Dear Members of the Commission:

Attached please find a small sample of photos that have been taken and collected over the years of the numerous violations Beis Medrash has committed.
I urge you to deny the CUP, it is too active of a synagogue to be in a residential area. This is particularly true with La Brea Ave. so close.

Best Regards,

Erin Blagman
240 S. Orange Dr.
Los Angeles, CA. 90036

--
Erin Blagman
Cell: (213) 500 7622
Alt. Email: e.bgh90077@gmail.com

APC Appellant Submission_Case No. ZA-2024-6488-CU2-1A.pdf
1701K

Central Area Planning Commission Appellant Submission

200-202 S. Orange Drive, Los Angeles, CA 90036

Class 2 CONDITIONAL USE PERMIT

Case # ZA-2024-6488-CU2-1A Case # ENV-2024-6489-CE

ZIMAS APN 5513025001 PIN. 138B181 1261

August 20, 2026

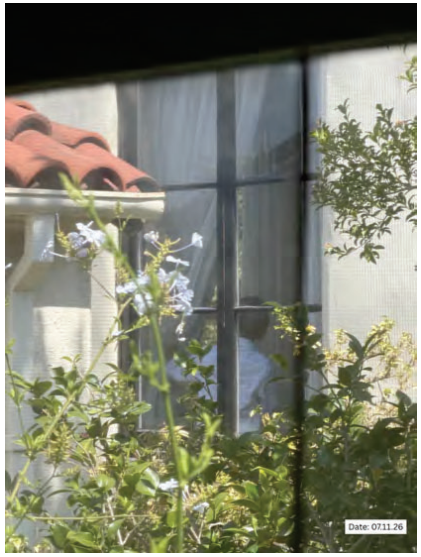
Submitted by: **Erin Blagman**

224 South Orange Drive Los Angeles, CA 90036



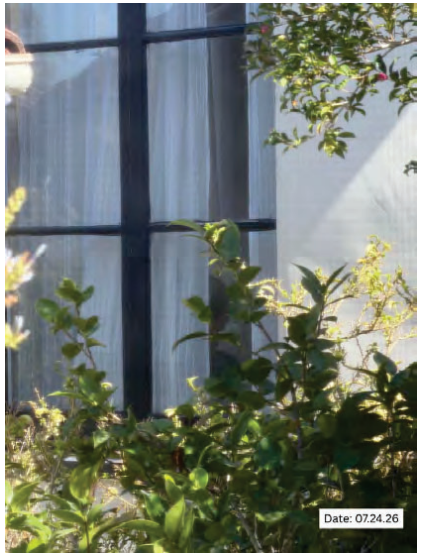
August 15, 2025

Men and Boys Illegally Using and Praying in 242 Upstairs Apartment



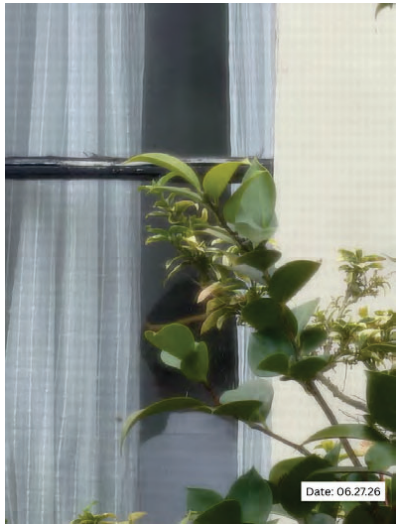


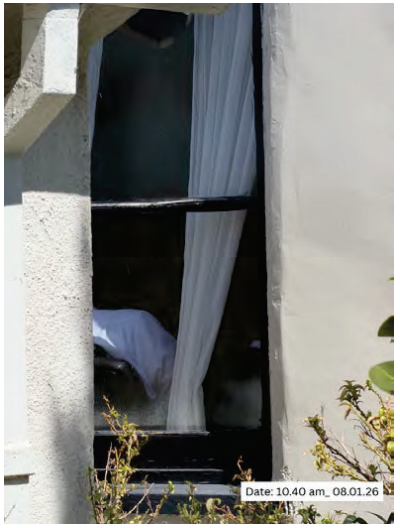








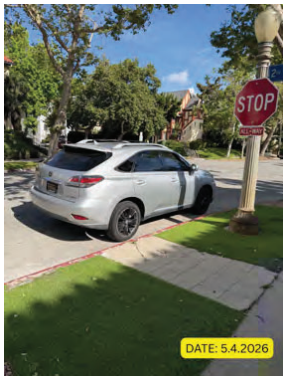




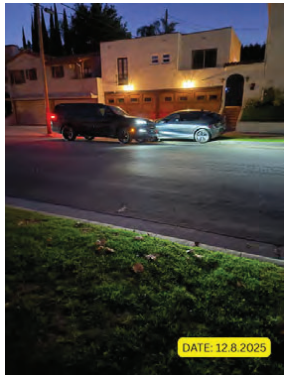
Examples of Cars Illegally Parked on a Weekly Basis.
Including in Front of Fire Hydrant

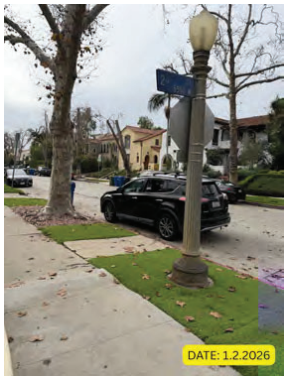




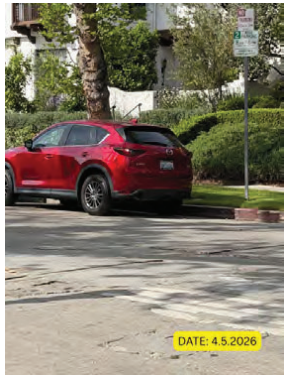






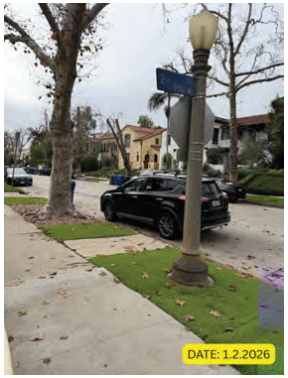




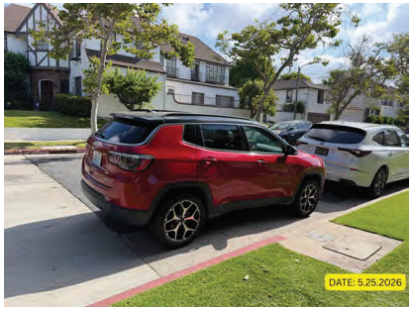


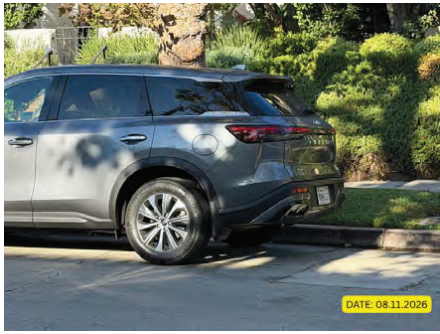




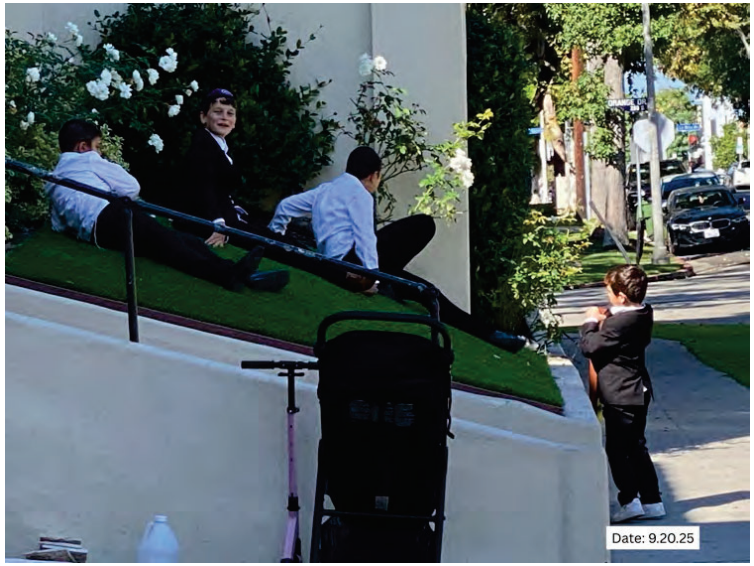








Photos of Unattended Children

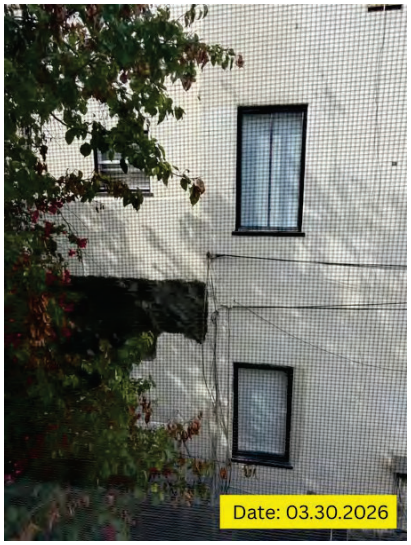


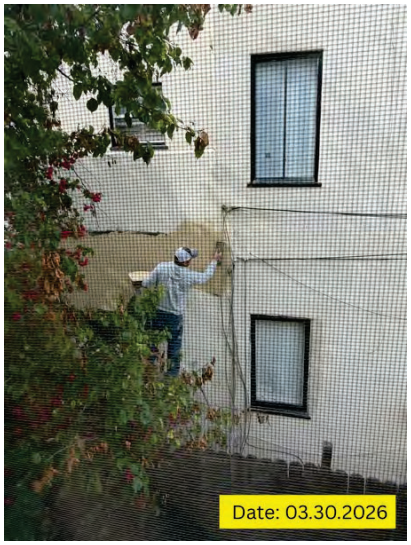


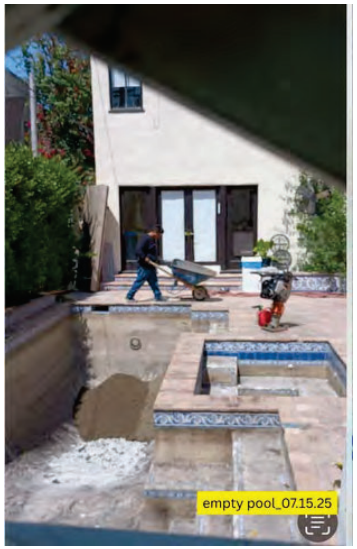




Construction Without Permits - Construction Without Permits First - Filling of Pool July 2025 - Exterior Wall Work March 2026

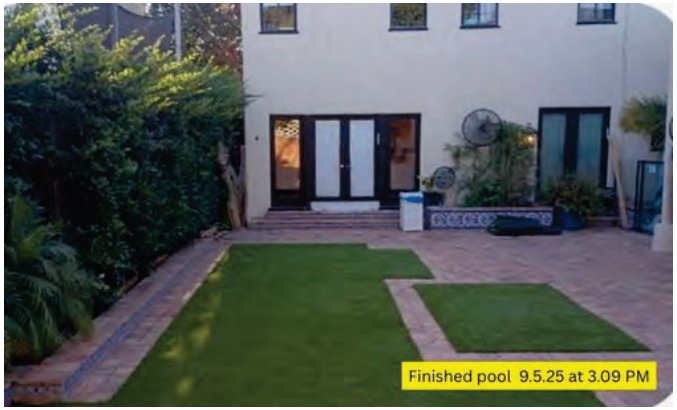










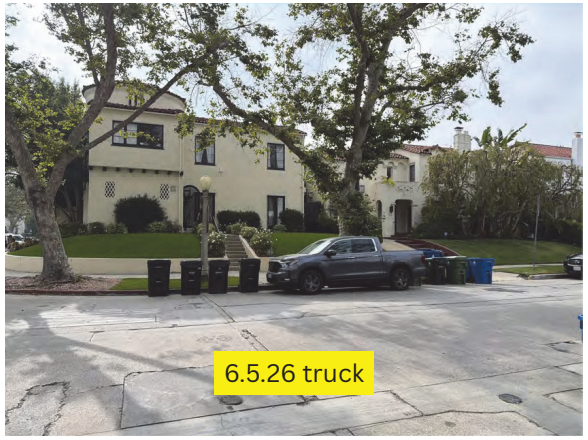




PRE CONSTRUCTION



Various Neighborhood Impacts


6.5.26 truck


Trash in red zone 5-22-26


7.21.25 11.51 am.
standing in st with car


left on sidewalk 8-20-25


Strollers 10-25-24


Thu 8-20-26 trash cans still out, trash picked up on Mon 8-17-26

Planning APC Central <apccentral@lacity.org>

Letter of Opposition to CUP ZA-2024-6488-CU2, 200-202 S. Orange Drive

1 message

J. Fiona Ragheb <fiona.ragheb@gmail.com> Wed, Aug 19, 2026 at 11:40 AM
To: "apccentral@lacity.org" <apccentral@lacity.org>
Cc: charles.turner@lacity.org, ari.briski@lacity.org, alan.como@lacity.org, stephanie.gavidia@lacity.org, councilmember.yaroslavsky@lacity.org, erin.bromaghim@lacity.org, alexander.truong@lacity.org

Dear Members of the Commission,

I am writing as a resident of Citrus Square concerning the CUP application for a change of use from Residential to Institutional use for a House of Worship at 200/202 South Orange Drive, which I strongly oppose for the reasons outlined below:

- **A documented history of unpermitted operations:** the applicant operated for years before seeking permission, applying for a CUP only after neighbors objected and CD5 interceded, clear and compelling evidence that the applicant is not a trusted partner for the city nor its neighbors given that they flouted city process.
- **A deliberate choice, not a necessity:** the applicant chose this quiet residential block over suitable alternatives just 630 feet away on La Brea Avenue. There are many jewish organizations on nearby blocks of La Brea, as well as many vacant spaces for lease. While I understand that concerns have been raised by the applicant about the unhoused population on La Brea, the answer is not to abandon the streets but to do quite the opposite. Less pedestrian traffic will only exacerbate the issue as is evident along city streets with sparse foot traffic. By this logic, should we bring additional non-residential uses into the neighborhood so that we can all avoid the main streets? We have also dealt with unhoused people literally on our doorstep, so to retreat into a residential neighborhood is no guarantee that it will address this concern.
- **Loss of scarce housing:** residential units are being converted to institutional use, and the required Replacement Unit Determination (RUD) still has not been completed. Across the state and the country, there is a severe housing crisis, exacerbated in Los Angeles by last year's fires. With an abundance of vacant space for lease nearby, there is no justification for allowing a use which will contribute to the larger housing shortage. Our multi-family neighborhood has many large rental units that are ideal for families, which is difficult to find in a city of extremes that is weighted toward small studio and one bedroom apartments or multi-million dollar homes.
- **Size and growth:** Has the committee evaluated how the current size of the congregation is accommodated by the property? Has a plan to address future growth been presented to the committee? This is a large, actively programmed congregation whose impact on neighbors will only grow as membership continues to expand. Surely, any evaluation of this application must include a plan for future

growth and how the impact on the neighborhood would be mitigated. On the basis of this use, one assumes they would expand to adjacent residential properties, which will have a further negative impact on the neighborhood.

- **Negative impact on adjacent and nearby neighbors:** Disruptive noise and behavior impact neighbors well beyond the property line, with people, children, and their toys and strollers spilling onto the sidewalks and streets. This presents not only a disruption, but a danger to the children and to drivers navigating the roads.
- **No traffic, parking, or noise studies:** despite years of attendance of up to 150 adults and over 50 children as well as unpermitted street gatherings, no study has ever measured the burden of blocked sidewalks, driveways, red zones, and disruptive noise at all hours, 7 days a week. Additionally, the existing garage has been converted to a play area, so the building does not meet city mandated zoning requirements for residential properties--is this going to be ignored? What is the justification for looking the other way and selectively choosing which zoning requirements to enforce and to ignore?
- **No completed Fire or Building and Safety review:** occupancy of 147 was self-reported and never verified by the City; the duplex and converted garage play area have never been inspected for occupancy, fire safety, or code compliance. As an architect, I am shocked by this lax approach to code enforcement, and troubled that self-reporting is an accepted method.
- **Threat to the Historic District:** this is a contributing structure in the Citrus Square National Register Historic District, and no environmental or historic resources review was ever conducted.
- **No emergency management plan:** the lack of an emergency management plan puts both congregants and neighbors in harm's way.

Approving this CUP would set a dangerous precedent for institutional encroachment throughout Citrus Square and across the city at a time when we are already facing a severe housing shortage. These are land use and zoning concerns, not objections to anyone's faith. I urge the Commission to deny this Conditional Use Permit, or at minimum impose the strict, fully enforceable conditions requested by the Citrus Square Neighbors Association (CSNA), the Greater Wilshire Neighborhood Council (GWNC), and Councilwoman Katy Yaroslavsky of Council District 5 (CD5). Those conditions should include routine enforcement checks and robust penalties for violations, and hold the applicant fully responsible for closely adhering to them.

Sincerely,

Fiona Ragheb
256 S Mansfield Avenue

Planning APC Central <apccentral@lacity.org>

Letter of Opposition APC Hearing, Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

1 message

Guido Gabrielli <guigabrielli@gmail.com> Tue, Aug 18, 2026 at 6:55 AM
To: apccentral@lacity.org
Cc: ari.briski@lacity.org, alan.como@lacity.org, stephanie.gavidia@lacity.org, councilmember.yaroslavsky@lacity.org, erin.bromaghim@lacity.org, charles.turner@lacity.org, citrussquareneighbors@gmail.com

Letter of Opposition

APC Hearing, Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

DATE: 8/18/2026

Central Los Angeles Area Planning Commission, Los Angeles, CA

RE: Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

Dear Members of the Commission,

I am a resident of the Citrus Square neighborhood. I strongly oppose the change of use at 200-202 South Orange Drive for the following reasons:

·Negative impact on adjacent and nearby neighbors: Disruptive noise and behavior impact neighbors well beyond the property line.

·No traffic, parking, or noise studies: despite years of attendance of up to 150 adults and over 50 children as well as unpermitted street gatherings, no study has ever measured the burden of blocked sidewalks, driveways, red zones, and disruptive noise at all hours, 7 days a week.

·No completed Fire or Building and Safety review: occupancy of 147 was self-reported and never verified by the City; the duplex and converted garage play area have never been inspected for occupancy, fire safety, or code compliance.

·Threat to the Historic District: this is a contributing structure in the Citrus Square National Register Historic District, and no environmental or historic resources review was ever conducted.

·Size and growth: this is a large, actively programmed congregation whose impact on neighbors will only grow as membership continues to expand.

·A documented history of unpermitted operations: the applicant operated for years before seeking permission, applying for a CUP only after neighbors objected and CD5 interceded, direct evidence that the applicant cannot be trusted to follow city process.

·No emergency management plan: the lack of an emergency management plan puts both congregants and neighbors in harm's way.

·A deliberate choice, not a necessity: the applicant chose this quiet residential block over suitable alternatives just 630 feet away on La Brea Avenue, and if approved must accept strict limits and robust

enforcement of its activities as a result.

·Loss of scarce housing: residential units are being converted to institutional use, and the required Replacement Unit Determination (RUD) still has not been completed.

Approving this CUP would set a dangerous precedent for institutional encroachment throughout Citrus Square and across the city. These are land use and zoning concerns, not objections to anyone's faith. I urge the Commission to deny this Conditional Use Permit, or at minimum impose the strict, fully enforceable conditions requested by the Citrus Square Neighbors Association (CSNA), the Greater Wilshire Neighborhood Council (GWNC), and Councilwoman Katy Yaroslavsky of Council District 5 (CD5). Those conditions should include robust penalties for violations and hold the applicant fully responsible for closely adhering to them.

Sincerely,

Guido Gabrielli
107 S Citrus Avenue 90036

Planning APC Central <apccentral@lacity.org>

Case No. ZA-2024-6488-CU2-1A

1 message

Jason Blagman <jasonblagman@gmail.com> Tue, Aug 18, 2026 at 3:42 PM
To: Planning APC Central <apccentral@lacity.org>
Cc: "Ari Briski ," <ari.briski@lacity.org>, "Alan Como ," <alan.como@lacity.org>, "Stephanie Gavidia ," <stephanie.gavidia@lacity.org>, "Katy Yaroslavsky, CD5 ," <councilmember.yaroslavsky@lacity.org>, "Charles Turner, CD5 ," <charles.turner@lacity.org>, Citrus Square Neighbors <citrussquareneighbors@gmail.com>

Dear Members of the Commission:

I live in the Windsor Square neighborhood, and **I strongly oppose the change of use at 200-202 South Orange Drive.**

I have seen firsthand the impact a house of worship can have on a residential neighborhood. This property sits less than a three-minute walk from La Brea Avenue, where this congregation once rented space and prayed. Given that proximity, I don't understand how the City could approve this CUP, let alone how it could be supported in any way.

Allowing this Conditional Use Permit to stand is tantamount to creating a new zoning policy for the City of Los Angeles, and I fear the same could happen in any neighborhood, including my own. If the CUP is approved, the Commission should, at a minimum, impose strict, fully enforceable conditions that limit parking, noise, and hours of use.

I urge you to deny the CUP for Beis Medrash of Hancock Park.

Sincerely,

Jason Blagman

240 South Orange Dr.

Los Angeles, CA 90036

Jason Blagman
jasonblagman@gmail.com
Mobile: +1-213-999-5336

Planning APC Central <apccentral@lacity.org>

Letter of Opposition — Case No. ZA-2024-6488-CU2-1A (200–202 S. Orange Drive)

1 message

Jordan Buky <jordanbuky@gmail.com> Tue, Aug 18, 2026 at 7:40 PM
To: apccentral@lacity.org
Cc: ari.briski@lacity.org, alan.como@lacity.org, stephanie.gavidia@lacity.org, councilmember.yaroslavsky@lacity.org, erin.bromaghim@lacity.org, charles.turner@lacity.org, citrussquareneighbors@gmail.com

August 18, 2026

Central Los Angeles Area Planning Commission
Los Angeles, California

RE: Letter of Opposition — Case No. ZA-2024-6488-CU2-1A
Property: 200–202 South Orange Drive

Dear Members of the Commission:

My name is Jordan Ian Buky. I am a resident and property owner in the Citrus Square neighborhood and am submitting this letter on behalf of 222-224 Orange, LLC, associated with the nearby property at 222–224 South Orange Drive. I strongly oppose the proposed change of use at 200–202 South Orange Drive for the following reasons:

• Negative impact on adjacent and nearby neighbors: Disruptive noise and behavior affect residents well beyond the subject property line.

• No traffic, parking, or noise studies: Despite years of attendance reportedly reaching as many as 150 adults and more than 50 children, as well as unpermitted street gatherings, no study has measured the burden created by blocked sidewalks, driveways, red zones, parking congestion, and disruptive noise at various hours, seven days a week.

• No completed Fire Department or Department of Building and Safety review: The reported occupancy of 147 was self-reported and has not been verified by the City. The duplex and converted garage play area have not been inspected for occupancy, fire safety, or code compliance.

• Threat to the Historic District: The property is a contributing structure within the Citrus Square National Register Historic District, yet no environmental or historic-resources review has been conducted.

• Size and continued growth: This is a large, actively programmed congregation whose impact on surrounding residents is likely to increase as membership and activities expand.

• Documented history of unpermitted operations: The applicant operated for years before seeking approval and applied for a Conditional Use Permit only after neighbors objected and Council District 5 intervened. This history raises serious concerns regarding future compliance with City procedures and operating conditions.

• No emergency management plan: The absence of a comprehensive emergency management plan creates avoidable safety risks for congregants, neighbors, and emergency responders.

• Deliberate site choice rather than necessity: The applicant selected

a quiet residential block despite potentially suitable alternatives approximately 630 feet away on La Brea Avenue. If the use is approved, the applicant must be subject to strict operational limits, meaningful enforcement, and clear accountability.

• Loss of scarce housing: Residential units are being converted to institutional use, and the required Replacement Unit Determination has not yet been completed.

Approval of this Conditional Use Permit would set a dangerous precedent for institutional encroachment throughout Citrus Square and other residential neighborhoods across Los Angeles. These objections concern land use, zoning, public safety, historic preservation, and neighborhood impacts—not anyone's faith.

I respectfully urge the Commission to deny the Conditional Use Permit. At a minimum, the Commission should impose the strict, fully enforceable conditions requested by the Citrus Square Neighbors Association, the Greater Wilshire Neighborhood Council, and Councilmember Katy Yaroslavsky of Council District 5. Those conditions should include meaningful penalties for violations and hold the applicant fully accountable for strict compliance.

Sincerely,

Jordan Ian Buky
222-224 Orange, LLC
224 South Orange Drive
Los Angeles, CA 90036

Planning APC Central <apccentral@lacity.org>

RE: Case No. ZA-2024-6488-CU2-1A, Appeal of the Letter of Determination

1 message

Jeffry Carpenter <jeffry.carpenter@gmail.com> Wed, Aug 19, 2026 at 3:14 PM
To: Central Los Angeles Area Planning Commission <apccentral@lacity.org>
Cc: Ari Briski <ari.briski@lacity.org>, Alan Como <alan.como@lacity.org>, Stephanie Gavidia <stephanie.gavidia@lacity.org>, CD5 <councilmember.yaroslavsky@lacity.org>, CD5 <charles.turner@lacity.org>, Citrus Square Neighbors <citrussquareneighbors@gmail.com>

August 19, 2026

Dear Members of the Commission,

Thank you for giving consideration to this appeal.

Reasons for the Appeal

The conditions in the proposed LOD do not reasonably and adequately support the finding that "the project will enhance the built environment in the surrounding neighborhood or will… provide a service that is essential…the community" in this location. Only a very few limitations are included (weddings, funeral) while a vast number of occasions and functions are sanctioned by covenant while others (bar mitzvahs and bat mitzvahs as an example) are not expressly prohibited and likely to be assumed as permitted by the Applicant.

The level of permitted activity (in person arrivals and departures and person-hours of occupancy, as one example) greatly exceeds that of a typical duplex in the neighborhood, and brings with it a level of intrusion that degrades the preexisting qualities of the neighborhood. The LOD failed to include measures that would truly and effectively respond to this concern.

Over the past several years, the applicant has repeatedly flaunted compliance with codes and statutes. This CUP identifies a few of these deficiencies, yet proposes to approve the CUP under the presumption that the City will somehow gain full compliance and remediation of violations, notwithstanding that the City has for years consistently failed to effectively enforce codes and laws in this case and that there is no demonstration of the Applicant's intention, willingness or even capacity to actually and fully comply.

Some Specific Points at Issue

Continuing Non-Compliant Conditions. The LOD inexplicably proposes to approve the CUP, notwithstanding the failure of the Applicant to comply with the City's replacement unit requirements and numerous other code provisions.

No Demonstration of the Applicant's Intention or Capacity to Fully Comply. Over the past several years, the applicant has repeatedly flaunted compliance with codes and statutes. Since the CUP hearing in 2025, the Applicant has taken no actions to cure the deficiencies that have been identified or has seemed to adhere to the terms of the pending CUP.

Lack of Guaranteed Timely Compliance. The cognizant City departments have repeatedly failed to enforce City laws and codes and gain compliance in this case. Many of the purported neighborhood protection measures (such as sound control) do not appear to be truly workable.

Notwithstanding its proposed provisions, the CUP does not remedy the prospective, continued failure of the City's actual, timely enforcement going forward.

Given the continued failure of the City's laws to effectively operate in this case, there is no basis for approving a project with open violations before those violations are fully remediated and the protection of the neighborhood reasonably provided for.

Respectfully submitted,

Jeffry Carpenter

215 South Orange Drive
Los Angeles, CA 90036
jeffry.carpenter@gmail.com

Letter of Opposition

APC Hearing – Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

Appeal of Letter of Determination Issued April 9, 2026

Central Los Angeles Area Planning Commission
Los Angeles, CA

8/17/26

Re: Case No. ZA-2024-6488-CU2-1A – 200-202 S. Orange Drive

Dear Members of the Central Los Angeles Area Planning Commission:

I am a resident of the Citrus Square neighborhood, where I have lived with my family for over 30 years. I live directly across the street from 200-202 South Orange Drive, and I have not only watched over the years as this property has been converted from a quiet residential duplex into a full-scale institutional operation, but have personally experienced the negative impact of that conversion. I strongly oppose the change of use at 200-202 South Orange Drive, and I ask the Commission to reverse the Letter of Determination or, at a minimum, impose far stronger and fully enforceable conditions, for the following reasons:

1. **Direct and severe impact on immediately adjacent and nearby neighbors.** Every neighbor who shares a property line with 200-202 South Orange Drive or who lives within a 500-foot radius has lost the normal use and enjoyment of their back and/or front yards, along with the privacy and quiet for which we moved in to a solely residential neighborhood. That loss deserves the Commission's direct attention now, not another round of general mitigation language which will not restore what we have lost.
2. **Impact on quality of life and property values.** The increased traffic, decreased parking, and noise brought on by this institution is a real and ongoing burden on the neighborhood and it is a burden that a Conditional Use Permit of this scope should never have been allowed to impose without rigorous review that has yet to occur.
3. **No traffic, parking, or noise studies were ever conducted, despite years of documented attendance.** I have personally witnessed attendance of up to 150 adults and over 50 children, along with unpermitted street gatherings, at a property zoned R2-1 for low-density residential use. The permit authorizes assembly occupancy of up to 147 people based on numbers self-reported by the applicant and never independently verified by the City. The noise is loud, disruptive, and constant - all hours of the day and night, seven days a week.
4. **Parking concerns have not been addressed.** The permit as issued by the Zoning Administrator relies only on a non-binding reminder asking congregants to park legally, with no parking study, no guaranteed off-site parking arrangement, and no enforceable limit on street parking near the property. I have personally seen congregant and visitor vehicles regularly block red zones near the property, as well as vehicles consistently double parked in front of the institution. And, vehicles belonging to congregants are left in the neighborhood for several days at a time without required parking permits. I stand with CSNA in

asking the Commission to adopt real, enforceable protections, including a ban on congregant and visitor parking within two blocks of the property and a mandatory, verified off-site parking arrangement.

5. **Sidewalks and streets become loud and unsafe during programming.** During services and events, the front yard is used as a playground where young children are left unattended to play ball after dark, constantly running into the street after stray balls. Attendees gather and linger on sidewalks and in the streets before entering, during, and after leaving the building. Long lines of cars drop off attendees at events and then do U-turns in the 4-way intersection. Children are dropped off in the dark to cross streets filled with cars. Car horns are beeping, people are yelling, and car alarms are going off. Streets built for quiet residential traffic were never designed to safely absorb this kind of recurring surge.
6. **No completed Fire or Building and Safety inspections.** The permit itself acknowledges that occupancy limits are subject to downward adjustment once Fire and Building and Safety complete their own review, and that review still has not been completed. The duplex and the converted garage play area, where up to 59 children under the age of eight are cared for in roughly 638 square feet, have never been inspected to determine maximum occupancy levels or to assess fire safety and building code compliance for institutional use. The CUP is asking the neighbors to accept occupancy and programming numbers that are constantly increasing, rather than numbers the City has actually verified.
7. **Loss of scarce housing.** This property historically provided three residential units in our neighborhood. Converting it to institutional use permanently removed that housing stock, and the required Replacement Unit Determination was not completed before the permit was granted. The applicant did not even file for one until after being pressed to do so, exactly backwards from how this process is supposed to work. I ask the Commission to hold the effective date of this grant until the RUD is fully resolved and its requirements are actually satisfied, not merely applied for.
8. **A deliberate choice to move into a quiet residential neighborhood despite better alternatives.** The applicant chose to relocate this congregation, with its substantial programming and institutional-scale activity, into a residential block that had been quietly and solely residential for decades, rather than a location built to accommodate this kind of use. Suitable alternative locations exist nearby, including sites along La Brea Avenue just 630 feet to the west, where comparable institutions are already established. The applicant made this choice with full knowledge of the scale of programming involved, and it must bear responsibility for the traffic and noise impact that choice creates. It should not receive the same full-throated programming and operational freedom here that it might reasonably have been granted at a location actually suited for it.
9. **This institution serves a membership that is not local.** I have personally observed that attendance at services and events includes many people who do not live in Citrus Square. Individuals who spoke at the Zoning Administrator's hearing identified themselves as congregation members and stated on the record that they live outside our neighborhood. I am being asked to accept the burden of traffic, parking, and noise created by an institution serving a citywide membership, not the immediate neighborhood it sits in.
10. **Size and growth.** This is a large, actively programmed congregation. If allowed to operate, its impact on neighbors will only grow as membership continues to expand, meaning the burdens described throughout this letter are unlikely to stay at their current scale. Programming every day of the week is not what this neighborhood expected or can absorb. Between daily morning prayer, Friday and Saturday

evening services, and a full calendar of holiday and special events, this property now operates on a near-continuous institutional schedule in the middle of a residential block.

11. **Authorized overnight events that were never independently evaluated.** The permit as issued allows three separate overnight or near-overnight gatherings each year: Selichot prayers running from midnight to 2:00 a.m. with amplified music permitted for the full two hours, Hoshana Rabbah services running from 10:00 p.m. until sunrise, roughly 7:30 a.m., a continuous nine-and-a-half-hour event, and Shavuot all-night Torah learning that also concludes at sunrise. Their effect on neighboring homes was never independently evaluated before they were approved. The noise from these evening activities is constantly disturbing our sleep. **Why are party houses barred from neighborhoods, yet it's okay for this institution to conduct activities which create similar levels of noise?**
12. **Unenforceable conditions.** The complaint-response requirement built into this permit is suspended during the very periods of highest attendance, Shabbat and Jewish holidays, leaving us with no knowledge of exactly when disruptions are most likely to occur. In my experience, relying on LAPD response for zoning violations has already proven completely ineffective.
13. **A documented history of unpermitted operation.** The applicant operated this property as an institutional use for years, hosting regular religious assembly and events beginning in 2022 and 2023, operating first and seeking permission only later, after neighbors like me objected and Council District 5 interceded. This is not a case where I can simply trust that future compliance will be voluntary, even under a formal Conditional Use Permit. Since the permit was granted, photographic and video evidence appears to show children and teenagers present in the second-floor unit, the same unit the applicant represented to the City, on the record, would be used exclusively as a caretaker residence and never for programming. If that evidence holds up, and the applicant is already departing from its own representations before this appeal is even resolved, the Commission should not take on faith that voluntary compliance will improve going forward.
14. **The negative impact of armed private security.** Armed private security now protects large gatherings at this property. That has changed the security profile of my residential street in a way I never contemplated when I chose to live on a block zoned low-density residential. And, I do not feel safer as a result. In fact, I feel that the security presence creates a greater sense of danger, **and I resent having guards watching over my every move when I'm in my front yard.**
15. **No emergency management plan.** The applicant does not have an emergency management plan, which puts both congregants and neighbors like me in harm's way in the event of a fire, medical emergency, or other incident during a large gathering.
16. **Threat to our Historic District, with impacts never studied.** 200-202 S. Orange Drive is a contributing structure in the Citrus Square National Register Historic District, listed on October 2, 2024, just five days before the applicant filed this CUP application. Despite that designation, the City never conducted an environmental or historic resources review to assess how converting a contributing residential structure to institutional assembly use would affect the character of the district. The record shows the applicant had already carried out interior alterations, including soundproofing, replacement windows, drywall, and mass-loaded vinyl, without seeking Office of Historic Resources review or approval. Approving this conversion without that review undermines the historic character our community fought to protect and invites similarly unstudied conversions throughout the district.

17. **A dangerous precedent for the neighborhood.** Approving this CUP would open the door to further institutional encroachment on residential blocks throughout Citrus Square, eroding the character that I and my neighbors chose this neighborhood for in the first place.

To be clear, these are land use and zoning concerns that would apply to any institutional use proposed on this residential block. They are not objections to anyone's faith or right to worship.

I stand with the Citrus Square Neighbors Association in its appeal, and I strongly urge the Commission to deny this Conditional Use Permit, or at minimum impose the strict, fully enforceable conditions requested by the Citrus Square Neighbors Association (CSNA), the Greater Wilshire Neighborhood Council (GWNC), and Councilwoman Katy Yaroslavsky of Council District 5 (CD5). Those conditions should include robust penalties for violations and hold the applicant fully responsible for closely adhering to them, so that the neighborhood I have called home for over 30 years is actually protected, not just promised protection on paper.

Sincerely,

Judith DeWitt
183 South Orange Drive
Los Angeles, CA 90036

Planning APC Central <apccentral@lacity.org>

Case No. ZA-2024-6488-CU2-1A

1 message

Jay Sanders <jaysandersb@gmail.com> Tue, Aug 18, 2026 at 3:49 PM
To: Planning APC Central <apccentral@lacity.org>
Cc: Ari Briski <ari.briski@lacity.org>, Alan Como <alan.como@lacity.org>, Stephanie Gavidia <stephanie.gavidia@lacity.org>, CD5 <councilmember.yaroslavsky@lacity.org>, CD5 <charles.turner@lacity.org>, Citrus Square Neighbors <citrussquareneighbors@gmail.com>

Dear Members of the Commission:

I live in the Windsor Square neighborhood, and **I strongly oppose the change of use at 200-202 South Orange Drive.**

I have seen firsthand the impact a house of worship can have on a residential neighborhood. This property sits less than a three-minute walk from La Brea Avenue, where this congregation once rented space and prayed. Given that proximity, I don't understand how the City could approve this CUP, let alone how it could be supported in any way.

Allowing this Conditional Use Permit to stand is tantamount to creating a new zoning policy for the City of Los Angeles, and I fear the same could happen in any neighborhood, including my own. If the CUP is approved, the Commission should, at a minimum, impose strict, fully enforceable conditions that limit parking, noise, and hours of use.

I urge you to deny the CUP for Beis Medrash of Hancock Park.

Sincerely,
Jay Sanders
Orange Dr. Resident

Planning APC Central <apccentral@lacity.org>

Opposition

1 message

LINDA JOHNSON <linjohnson44@icloud.com> Mon, Aug 17, 2026 at 5:30 PM
To: apccentral@lacity.org
Cc: alan.como@lacity.org, stephanie.gavidia@lacity.org, councilmember.yaroslavsky@lacity.org, erin.bromaghim@lacity.org, charles.turner@lacity.org, citrussquareneighbors@gmail.com, ari.briski@lacity.org

Letter of Opposition

APC Hearing, Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

DATE:

Central Los Angeles Area Planning Commission, Los Angeles, CA
RE: Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

Dear Members of the Commission,

I am a resident of the Citrus Square neighborhood. I strongly oppose the change of use at 200-202 South Orange Drive for the following reasons:

- **Negative impact on adjacent and nearby neighbors:** Disruptive noise and behavior impact neighbors well beyond the property line.
- **No traffic, parking, or noise studies:** despite years of attendance of up to 150 adults and over 50 children as well as unpermitted street gatherings, no study has ever measured the burden of blocked sidewalks, driveways, red zones, and disruptive noise at all hours, 7 days a week.
- **No completed Fire or Building and Safety review:** occupancy of 147 was self-reported and never verified by the City; the duplex and converted garage play area have never been inspected for occupancy, fire safety, or code compliance.
- **Threat to the Historic District:** this is a contributing structure in the Citrus Square National Register Historic District, and no environmental or historic resources review was ever conducted.
- **Size and growth:** this is a large, actively programmed congregation whose impact on neighbors will only grow as membership continues to expand.
- **A documented history of unpermitted operations:** the applicant operated for years before seeking permission, applying for a CUP only after neighbors objected and CD5 interceded, direct evidence that the applicant cannot be trusted to follow city process.
- **No emergency management plan:** the lack of an emergency management plan puts both congregants and neighbors in harm's way.
- **A deliberate choice, not a necessity:** the applicant chose this quiet residential block over suitable alternatives just 630 feet away on La Brea Avenue, and if

approved must accept strict limits and robust enforcement of its activities as a result.

- **Loss of scarce housing:** residential units are being converted to institutional use, and the required Replacement Unit Determination (RUD) still has not been completed.

Approving this CUP would set a dangerous precedent for institutional encroachment throughout Citrus Square and across the city. These are land use and zoning concerns, not objections to anyone's faith. I urge the Commission to deny this Conditional Use Permit, or at minimum impose the strict, fully enforceable conditions requested by the Citrus Square Neighbors Association (CSNA), the Greater Wilshire Neighborhood Council (GWNC), and Councilwoman Katy Yaroslavsky of Council District 5 (CD5). Those conditions should include robust penalties for violations and hold the applicant fully responsible for closely adhering to them.

Sincerely,

Linda Johnson
242 South Orange Drive
Los Angeles, CA. 90036
Sent from my iPhone

Planning APC Central <apccentral@lacity.org>

Case # ZA 2024-6488-CU2-1a Case APC 10 Page Submission

1 message

Leslie Maisel <lesliemaisel@gmail.com> Thu, Aug 20, 2026 at 12:18 PM
Reply-To: lesliemaisel@gmail.com
To: Planning APC Central <apccentral@lacity.org>
Cc: Stephanie Gavidia <stephanie.gavidia@lacity.org>, Alan Como <alan.como@lacity.org>, Ari Briski <ari.briski@lacity.org>, Charles Turner <charles.turner@lacity.org>, Councilwoman Katy Yaroslavsky <councilmember.yaroslavsky@lacity.org>

August 20, 2026

APC Commission Members,

Although my Appellant's correct submission was on time on Monday, August 17, 2026, I inadvertently omitted the direct APC email address from the submission email.
The new document I sent had PDF issues, and several documents were omitted. This new document includes most of the ones missing. The original document was still filed on time, just not at the APC email address.
Please use these documents in conjunction with my Submission of Monday, August 17, 2026.

Sincerely,
Leslie Maisel
240 S. Orange Drive
Los Angeles, CA. 90036
--
Leslie Maisel
213-598-6882

L Maisel_10pg_Add_Appellant_Submission_08.20.26.pdf
3295K

Central Area Planning Commission Appellant Submission

200-202 S. Orange Drive, Los Angeles, CA 90036

Class 2 CONDITIONAL USE PERMIT

Case # ZA-2024-6488-CU2-1A Case # ENV-2024-6489-CE

ZIMAS APN 5513025001 PIN. 138B181 1261

August 20, 2026

Submitted by, Leslie Maisel
240 South Orange Drive Los Angeles, CA 90036

Table of Documents

1. 90036 Synagogues in Citrus Square Area
2. Jewish Schools, Services & Businesses Map
3. 90036 Jewish Institutions & Community Resources –Directory
4. Comparative Analysis: ZA-Cited Synagogue Precedents vs. 200 S. Orange Drive
5. Why the ZA's 12 Plus 1 Comparables are not Comparable
6. ZA Comparable Synagogues – Denominations & Walkability Analysis

DOCUMENTS TO BE ATTACHED TO SUBMISSION OF MONDAY, AUGUST 17, 2026

There was some confusion with my submission on August, 17, 2026.

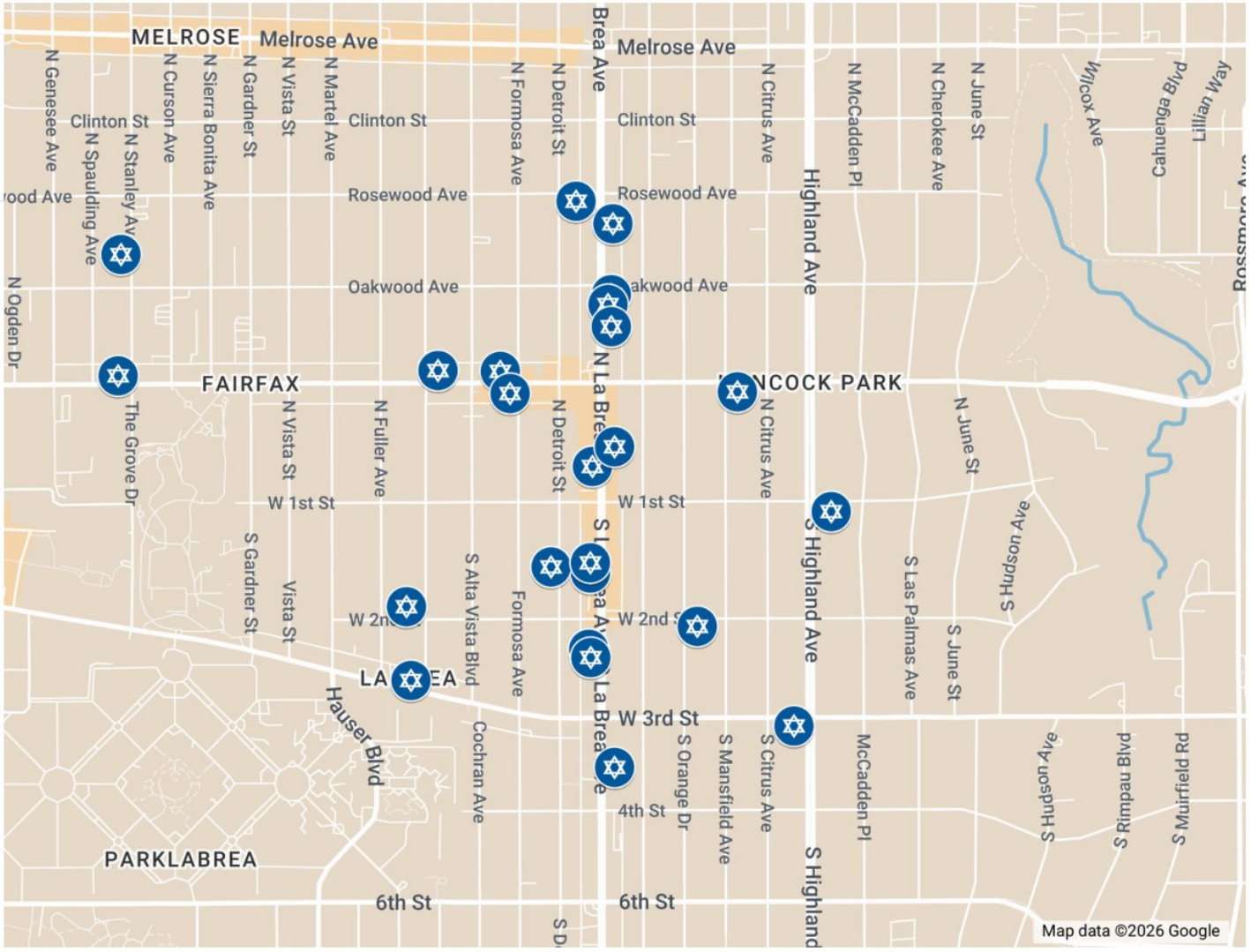
Documents 1 – 4 are referenced in Chapter 5 –
Beis Medrash of Hancock Park's Uniqueness

Documents 5 -6 were referenced in the Appendix

Synagogues Citrus Square Area

Synagogues_Only_90036 Citrus Square Area

Synagogues



Jewish Schools, Services & Businesses

90036_Non_Synagogues_R1_My_...

Schools

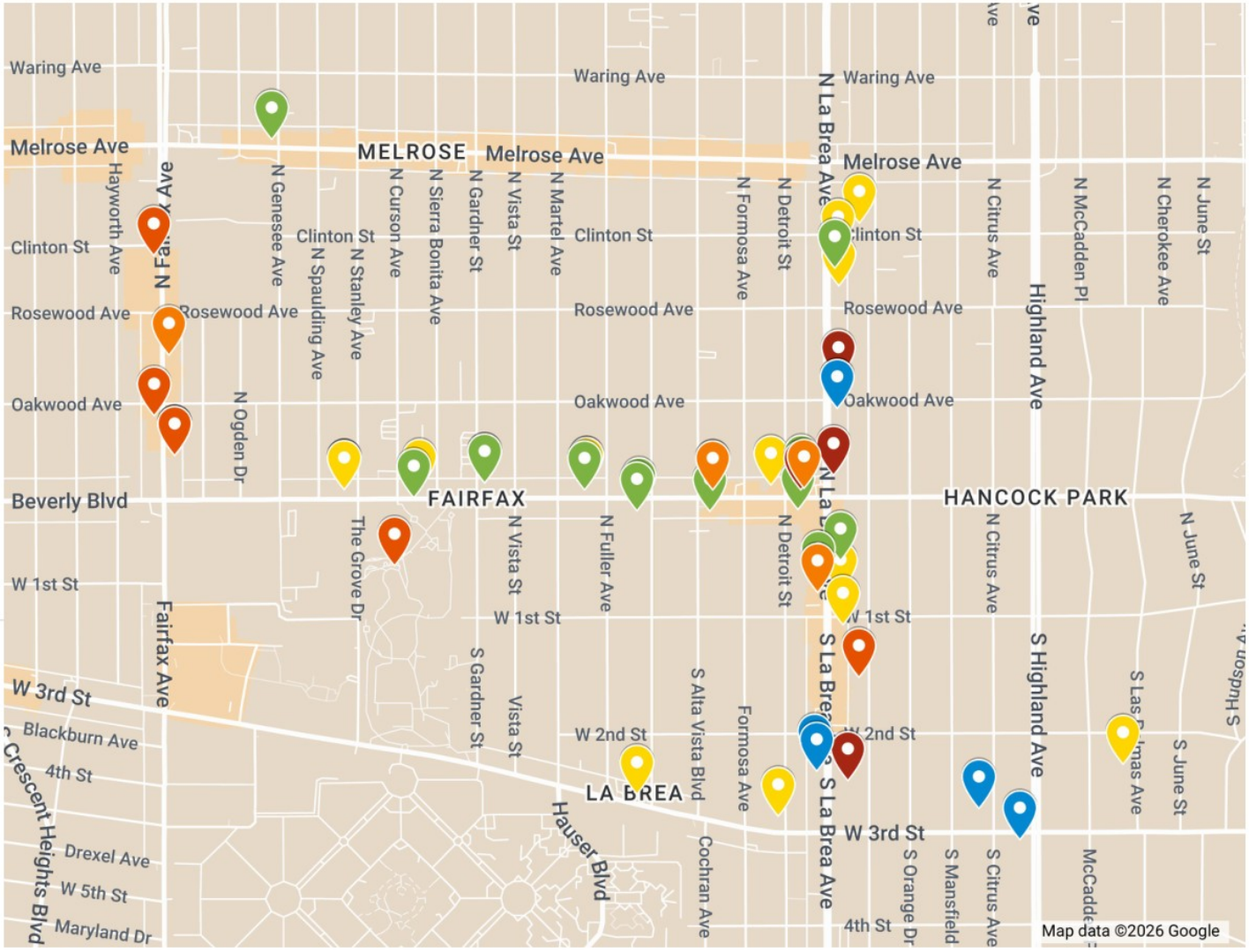
Restaurants / Food / Bakery

Service / Community / Professional

Mikvah

Shopping / Shipping

Markets / Grocery



90036 Jewish Institutions & Community Resources

Master Directory

77 locations | 25 synagogues | 52 additional institutions, services, schools, and businesses

Synagogues (25)

Agudath Israel of Los Angeles — 7114 Rosewood Ave.
Aish Tamid of Los Angeles — 5909 W. Third St
Bais Nochum — 151 S. Detroit St
BEISMEDRASH OF HANCOCK PARK — 200 S. ORANGE DR.
Bet Midrash Rav Shimon Bar Yochai/West Coast Rabbinical Court — 145 South La Brea Ave.
Chabad Jewish Center of Hancock Park — 182 N Mansfield Ave
Congregation Bais Naftoli — 221 South La Brea Ave
Congregation Bais Yehuda — 360 North La Brea Ave
Congregation Etz Chaim — 303 South Highland Ave
Congregation Etz Jacob — 7659 Beverly Blvd.
Congregation Kehilas Yaakov — 7211 Beverly Blvd
Congregation Levi Yitzchok — 356 N. La Brea Ave.
Congregation Ohel Avrohom — 100 S. Highland Ave
Congregation Or Hachaim — 155 S. La Brea Ave.
Congregation Shaarei Tefila — 7269 Beverly Blvd.
Kesher Torah — 129 N. La Brea Ave.
Kollel Yechiel Yehuda, The Chasideshe Kollel of Los Angeles — 338 N. La Brea Ave.
Kollel Yechiel Yehuda, The Chasideshe Kollel of Los Angeles — 444 N La Brea Ave
Laib's Kloiz — 177 S. Poinsettia
Maayon Yisroel — 140 N. La Brea Ave.
Mid-City Chabad — 420 N. Fairfax Ave
Midrash Ohd Yosef Hai — 427 N. Stanley Ave
Sharraie Torah Congregation — 334 S. La Brea Ave.
Torah Ohr — 7200 Beverly Blvd.
Young Israel of Hancock Park — 225 S. La Brea Ave.

Schools (15)

Bais Yaakov High School — 7353 Beverly Blvd.
Bais Yaakov School for Girls — 7353 Beverly Blvd.
Bnos Esther School — 116 N. La Brea Ave.
Cheder Girls School — 100 S. La Brea Ave.
Congregation Etz Jacob Religious School — 7659 Beverly Blvd.
Jewish Learning Exchange — 512 N. La Brea Ave.
Kollel Los Angeles — 7159 Beverly Blvd.
Maor — 5909 W. 3rd St
Morash — 7561 Beverly Blvd.
Ohel Chana High School — 7659 Beverly Blvd.
Perutz Etz Jacob Academy Day School — 7659 Beverly Blvd.
Yavneh Hebre Academy — 5353 W. 3rd St.
Yeshiva Rav Isacsohn — 7011 Clinton Ave
Yeshiva Rav Isacsohn Torah Emeth Academy — 7011 Clinton
Yeshivah Aharon Yaakov - Ohr Eliyahu — 241 S. Detroit St.

Mikvah (6)

Bais Yehuda Mikvah — 360 N La Brea
Bais Yehuda Naftoli Mikvah — 221 S. La Brea Ave.
Mikvah Sara U'baila — 360 N. La Brea
Mikvah Taharas Chaya — 303 S. Highland Ave
Mikvas Shindel — 257 S. Citrus Ave
YI of Hancock Park Mikvah (Kelim) — 225 S. La Brea Ave

Service / Community / Professional (7)

Bikur Cholim of Los Angeles — 8489 W. Third St.
Gunther-Hirsh Family Center — 330 N. Fairfax Ave
Holocaust Museum LA — 100 The Grove Dr
Israel Protection K9 — 147 S. Sycamore Ave
Jewish Awareness Movement — 369 Fairfax Ave
Jewish Family Service LA — 330 N. Fairfax Ave
National Council of Jewish Women — 543 N. Fai rfax Ave

Restaurants / Food / Bakery (14)

Dr. Sandwich — 7475 Beverly Blvd
Eilat Bakery — 330 Fairfax
Fish Grill — 7226 Beverly Blvd
La Brea Bagel Company — 7308 Beverly Blvd.
Madela Pizza — 7365 Beverly Blvd.
Melrose Burger 'N Fires — 7751 1/2 Melrose Ave.
Mensch Bakery — 7122 Beverly
Meshuga 4 Shushi — 526 N. La Brea
Next Door — 7475 Beverly Blvd
NY Cake Pops — 7306 Beverly Blvd
Pasta Madela — 7567 Beverly Blvd.
Pizza Mayven — 140 N La Brea
Schwartz Bakery — 7113 Beverly
Taam Shabbos — 129 N La Brea

Markets / Grocery (4)

Ariel Glatt Kosher Market — 304 N La Brea
Geshmak Foods — 7117 Beverly Blvd
La Brea Kosher Market — 410 N. La Brea
Ralphs Market-Kosher Kitchen — 260 S. La Brea

Shopping / Shipping (5)

Hatikvah Music International — 436 N. Fairfax Ave.
La Shaimos — 7227 Beverly Blvd.
Milano Collec tion Wigs — 115 N. La Brea Ave.
Mitzvah Store — 7227 Beverly Blvd.
Syd Pharmacy — 7111 Beverly Blvd

Other (1)

Chelsea Kanner Hall — 7269 Beverly Blvd.

Comparative Analysis: ZA-Cited Synagogue Precedents vs. 200 S. Orange Drive

Appeal of Case No. ZA-2024-6488-CU2 | Comparison Table — Part 1 of 3

Factor	Adat Yeshurun (R1)	Valley Beth Israel (RA)	Shaarey Hahayim (R1)	Temple Judea (RA)	200 S. Orange Dr. Beis Medrash (R2-1)
Street	Sylvan St	Roscoe Blvd	Hatteras & Victory Blvd.	Lindley Ave	**S. Orange Dr**
Street Type	Local residential	Major arterial corridor	Residential property at Hatteras St. & Victory Blvd.; borders major 4+ lane street	Near Ventura Blvd / commercial context	**Local residential street**
No. of Lanes	2 lanes	4+ lanes	2-lane residential frontage; Victory Blvd. is 4+ lanes	4-lane / arterial-commercial context nearby	**2 lanes**
Traffic Signals Nearby	Yes — nearby at major cross streets	Yes — multiple signalized intersections	Yes — nearby on adjoining major street	Yes — near Ventura Blvd	**No signal at 2nd St / Orange Dr**
Street Lighting	Standard residential	Full arterial street lighting	Residential plus arterial-level lighting nearby	Standard / commercial-adjacent	**Limited residential street lighting**
Neighborhood Location	Residential street	Major commercial arterial corridor	Residential property at Hatteras . & Victory Blvd.; major arterial edge	Commercial-adjacent / near Ventura Blvd	**Deep interior of historic residential neighborhood**
Proximity to Commercial Zone	Very near Whitsett & Victory commercial corridor	On major commercial arterial	Very near / adjacent to Victory Blvd. commercial corridor	Near Ventura Blvd commercial corridor	**2 short blocks from La Brea Ave. 630 Feet**
Daily Pedestrian Traffic	Low — residential	High — arterial boulevard	Residential use with higher-traffic arterial edge	Moderate to high due to commercial adjacency	**Low — quiet historic residential street**
Dedicated Parking	Yes — dedicated lots plus street parking	Yes — dedicated on-site parking	property fronts/abuts major street context	Yes — dedicated campus parking	**None on-site; off-site valet arrangement**
Estimated Parking Spaces	Large dedicated on-site parking; exact count not stated	60+ spaces	Small site	Approx. 100+ spaces	**0 on-site spaces**
Congregation Scale / Size	Medium community congregation	Medium community congregation	Current active congregation status not independently verified	Large campus; multiple rabbis; school programs	**147 max occupancy (main); reported attendance 75–200; growth expected**
Children's Programs	Day school next door	Not specified	Current programming not independently verified	Full day school & ECE programs	**Children under 8 in converted garage (max 59)**
Security Presence	Gated and guarded	Yes	Gated	Gated and guarded	**Armed Magen Am security; security vehicles; LAPD coordination**
Founded / Years at Location	Operating for several decades	Long-established congregation	Historically used as Shaarey Hahayim; current synagogue operation not verified	Multi-decade presence	**Operating without CUP since approx. 2022; CUP application 2024**
Zone	R1	RA	R1	RA	**R2-1**
Key Distinguishing Factor	Residential setting but with dedicated parking; gated and guarded	Major arterial; dedicated parking of at least 60 spaces	Residential property at Emelita St. & Victory Blvd.; borders major 4+ lane arterial; current synagogue status uncertain ACTUAL SYN is Kehilat Ohr Israel – Correct address for Shaaree Hahayim is 1243 Victory Blvd.	Commercial-adjacent / Ventura Blvd context; dedicated campus parking	**Deep interior historic residential setting; 2 on-site parking on driveway; no traffic signal; security only dring service; recent unpermitted operation**

Comparative Analysis: ZA-Cited Synagogue Precedents vs. 200 S. Orange Drive

Appeal of Case No. ZA-2024-6488-CU2 | Comparison Table — Part 2 of 3

Factor	Eretz Synagogue (RA)	Chabad N. Hollywood (R1)	Valley Village Community Kollel (R1)	Stephen Wise Temple (RE40)	Young Israel of Northridge (RE11)	200 S. Orange Dr. Beis Medrash (R2-1)
Street	Wilbur Ave	Chandler Blvd	Chandler Blvd	Stephen S. Wise Dr	Devonshire St	**S. Orange Dr**
Street Type	Local street near Ventura Blvd	Arterial boulevard	Arterial boulevard	Private mountain road	Arterial corridor	**Local residential street**
No. of Lanes	4 lanes	4 lanes	4 lanes	2-lane private access road	4+ lanes	**2 lanes**
Traffic Signals Nearby	Yes — at Reseda / Ventura area	Yes — multiple at major cross streets	Yes — multiple at major cross streets	Yes — Sepulveda / Mulholland area	Signal directly in front of property	**No signal at 2nd St / Orange Dr**
Street Lighting	Standard residential; arterial lighting nearby	Full arterial street lighting	Full arterial street lighting	Limited private mountain road	Arterial-level lighting plus residential lighting	**Limited residential street lighting**
Neighborhood Location	Near Ventura Blvd	Major arterial boulevard	Major arterial boulevard	Isolated mountain campus — Bel Air	Major arterial boulevard with surrounding residential uses, multiple schools, and other houses of worship	**Deep interior of historic residential neighborhood**
Proximity to Commercial Zone	Near Ventura Blvd	On commercial arterial	On commercial arterial	Institutional / Sepulveda Pass corridor	Noncommercial arterial road	**2 blocks from La Brea Ave, 630 feet**
Daily Pedestrian Traffic	Moderate — near major boulevard	Moderate	Moderate	Very low — isolated campus	Low	**Low — quiet historic residential street**
Dedicated Parking	Yes — on-site parking	Yes — on-site parking	Yes — dedicated on-site parking	Large dedicated campus parking	Yes — large dedicated parking lot	**None on-site; off-site valet arrangement**
Estimated Parking Spaces	Approx. 55 spaces	Approx. 50–100 spaces	Exact count not specified	200+ spaces	Approx. 30 spaces	**0 on-site spaces**
Congregation Scale / Size	Large facility; average Shabbat attendance ~400; event capacity up to 550	Large facility; event space; mikvah; playground	Community kollel; size not specified	3,000+ families; multiple schools	Medium congregation; purpose-built congregational facility	**147 max occupancy (main); reported attendance 75–200; growth expected**
Children's Programs	Events / B'nai Mitzvah programming	Children's programs; playground	Not specified	Multiple schools and youth programs	Children's programs	**Children under 8 in converted garage (max 59)**
Security Presence	Gated and guarded	Gated and guarded	Secure facility	Gated and guarded	Gated facilities	**Armed Magen Am security; security vehicles; LAPD coordination**
Founded / Years at Location	Authorized in 1980s; 40+ years	At current location since approx. 2007+	Current location since 1993	Founded 1964; 60+ years at Bel Air campus	At current location since 1989	**Operating without CUP since approx. 2022; CUP application 2024**
Zone	RA	R1	R1	RE40	RE11	**R2-1**
Key Distinguishing Factor	Near Ventura Blvd; substantial institutional/event facility; on-site parking	4-lane arterial; on-site parking; large facility	4-lane arterial boulevard; dedicated on-site parking; moderate pedestrian traffic	21-acre isolated mountain campus; 3,000+ families; extensive parking	Noncommercial 4+ lane arterial; signal in front; purpose-built facility; dedicated parking; residential, school, and worship uses nearby	**Deep interior historic residential setting; 2 on-site parking on driveway; no traffic signal; security only during service; recent unpermitted operation**

Comparative Analysis: ZA-Cited Synagogue Precedents vs. 200 S. Orange Drive

Appeal of Case No. ZA-2024-6488-CU2 | Comparison Table — Part 3 of 3

Factor	Temple Beth Hillel (R3/R1)	Ohr Gedalyahu (RD1.5)	Shuva Israel of Los Angeles (RA-1)	Etz Chaim / Bais Moshe Yitzchok (R1)	200 S. Orange Dr. Beis Medrash (R2-1)
Street	Riverside Dr	Riverside Dr	Encino Ave	Highland Ave. & 3rd St.	**S. Orange Dr**
Street Type	Major arterial corridor	Major arterial corridor	Local residential street near Ventura Blvd	Two major city streets — Highland Ave. & 3rd St.	**Local residential street**
No. of Lanes	4 lanes	4 lanes	2 lanes	4 lanes on each street	**2 lanes**
Traffic Signals Nearby	Yes — multiple at major cross streets	Yes — multiple at major cross streets	Yes — at Ventura Blvd	Yes - At location, Major cross streets	**No signal at 2nd St / Orange Dr**
Street Lighting	Full arterial street lighting	Full arterial street lighting	Standard residential lighting	Street light directly in front of Etz Chaim	**Limited residential street lighting**
Neighborhood Location	Major arterial boulevard	Major arterial boulevard	Commercial parking adjacent to residential property	Hancock Park residential neighborhood at Highland Ave. & 3rd St.	**Deep interior of historic residential neighborhood**
Proximity to Commercial Zone	On commercial arterial	On commercial arterial	Near Ventura Blvd commercial corridor	Near 3rd St / La Brea commercial corridors	**2 short blocks from La Brea Ave. 630 feet**
Daily Pedestrian Traffic	High — arterial boulevard	High — arterial boulevard	Low	Medium – arterial boulevard	**Low — quiet historic residential street**
Dedicated Parking	Dedicated campus parking	On-site parking	Yes — on-site parking and street parking available	No conventional institutional lot	**None on-site; off-site valet arrangement**
Estimated Parking Spaces	100+ spaces	On-site parking;	8 on-site spaces	No institutional lot; vehicle limits historically imposed	**0 on-site spaces**
Congregation Scale / Size	Large campus; day school; preschool	Small / community	Small community; 50-seat assembly area	Small neighborhood Orthodox congregation	**147 max occupancy (main); reported attendance 75–200; growth expected**
Children's Programs	Day school; ECE; religious school	Not specified	Not specified	Historically restricted; daycare prohibited under settlement conditions	**Children under 8 in converted garage (max 59)**
Security Presence	Gated and guarded	Gated and guarded	Gated	Gated and guarded	**Armed Magen Am security; security vehicles; LAPD coordination**
Founded / Years at Location	Long-established / century-old entitlement history	CUP 2021; recent addition	Congregation formed 2018; use at current location approved more recently	At current location since the mid-1990s; later operated under restrictive settlement conditions	**Operating without CUP since approx. 2022; CUP application 2024**
Zone	R3 & R1	RD1.5	RA-1	R1	**R2-1**
Key Distinguishing Factor	Major arterial; campus property; dedicated parking	Major arterial; small congregation; on-site parking	First residential property south of Ventura Blvd; abuts commercial parking; on-site parking available	Closest Hancock Park comparator; located at two major 4-lane city streets and subject to significant operational and vehicle restrictions	**Deep interior historic residential setting; 2 on-site parking on driveway; no traffic signal; security only during service; recent unpermitted operation**

Site & Zoning Context — Why the ZA's 12 (Plus 1) Comparables Are Not Comparable

Compiled from prior comparables research (zoning, street classification, parking) + denomination corrections (Aug 2026)

Comparable Synagogue	Denomination	Zone	Street Type / Context	Category	Distinguishing Notes
Valley Village Community Kollel	Orthodox	RD1.5	Chandler Blvd — 4-lane arterial, signals & full lighting	Arterial / Mixed-Use	Same density as subject area, but on an arterial boulevard, not a local residential street. Adjacent synagogue 0.06 mi away. New building, built for site. No historic district. No documented opposition.
Temple Beth Hillel	Conservative	R3 & R1	Riverside Dr — 4-lane arterial, signals & full lighting	Arterial / Mixed-Use	Conservative congregation (not Orthodox). 100+ years of lawful operation on a major arterial with campus parking. No historic district.
Ohr Gedalyahu Synagogue	Orthodox	RD1.5	Riverside Dr — 4-lane arterial, signals & full lighting	Arterial / Mixed-Use	Small congregation on a major arterial. No historic district. No documented opposition.
ERETZ Synagogue & Cultural Center	Orthodox	RA	Wilbur Ave — local residential, near Ventura & Reseda Blvds	Residential / Local Street	RA zone = larger lots, lower building intensity, on-site parking lot. No historic district. Lawfully operating since 1983.
Temple Judea	Reform	RA	Lindley Ave — very busy street, right off the 101 freeway	Arterial / Mixed-Use	Reform congregation (not Orthodox). Busy, freeway-adjacent street with a campus parking lot — not a walkable, low-traffic residential setting. Congregants drive.
Shuva Israel Los Angeles	Orthodox	RA	Encino Ave — local residential, near Ventura Blvd	Residential / Local Street	Quiet residential street, next to large parking lots from Ventura Blvd retail. Small congregation, small number of childdren No historic district. Larger house, bigger yard
Adat Yeshurun Valley Sephardic	Orthodox	R1	Sylvan St — local residential	Residential / Local Street	Underground on-site parking; backs to commercial property. Urban residential area but no historic district, not highly walkable, 35+ years with no documented complaints
Shaarey Hahayim Congregation	Orthodox	R1	Corner directly on Whitsett Ave (secondary arterial)	Arterial / Mixed-Use	Corner lot on a secondary arterial, not a mid-block residential lot. No historic district, zero documented complaints. gated.
Young Israel of Northridge	Orthodox	RE11	Devonshire St — 4-lane arterial, peak-hour bus lanes	Arterial / Mixed-Use	Estate zone with large lot buffers/setbacks from neighbors. Major arterial. 36 years lawful, complaint-free operation. No historic district, no parking issues.
Stephen Wise Temple	Reform	RE40	Private mountain access road, no through traffic	Isolated / Necessity	Reform congregation (not Orthodox). 21-acre private, gated mountain campus serving 3,000+ families who drive from across the region. Not comparable to a residential-street duplex conversion on any axis.
Chabad of North Hollywood	Orthodox	R1	Chandler Blvd — 4-lane arterial, signals & full lighting	Arterial / Mixed-Use	Large facility with dedicated on-site parking on a major arterial boulevard. No historic district.

Site & Zoning Context — Why the ZA's 12 (Plus 1) Comparables Are Not Comparable

Compiled from prior comparables research (zoning, street classification, parking) + denomination corrections (Aug 2026)

Comparable Synagogue	Denomination	Zone	Street Type / Context	Category	Distinguishing Notes
Valley Beth Israel	Orthodox	RA	Roscoe Blvd — major 4-lane arterial	Isolated / Necessity	Suburban/industrial-adjacent area with very low surrounding population. Major arterial, not a walking neighborhood — congregants drive. Zero other Orthodox institutions within 1.5 mi (this analysis).
Etz Chaim Viznitza (NOT a ZA precedent — added for context)	—	R1	S. Highland Ave — 2-lane residential, 3 blocks from subject property	Same neighborhood as subject	SAME neighborhood as 200 S. Orange Dr. However, located on 2 major streets, with signal. No children. Gate around properaty. Same type of use. City denied CUP in 1996 and again in 2010 (BZA/City Council upheld); 9th Circuit struck down an intervening settlement (League of Residential Neighborhood Advocates v. City of LA, 498 F.3d 1052 (2007)). The City has already said no — twice — to this exact use in this exact neighborhood. Reason for the City Attorney's and CIty "seperate play book" when it comes to CUP's for religious institutuions.
BEIS MEDRASH (subject property, on appeal)	**—**	**R2-1**	**S. Orange Dr — 2-lane local residential, no traffic signals, limited street lighting**	**Subject property**	**Inside a federally protected National Register historic district. 2 parking spots. No traffic signals. Not gated, security only with shabbat and holiday serviecs,.3 plus years unpermitted operation prior to CUP application. 219-signature oppose petition , 225 signatures oppose with strict conditions**

Category definitions:

Arterial / Mixed-Use	Sits on a major boulevard/arterial with signals, traffic and othen apartments - not a quiet single-family residential street. A cup here doesn't strain residential character the way it would in a historic district.
Residential / Local Street	Sits on a local residential street like the subject property, but distinguished by on-site/underground parking, larger lots, no historic district, and/or no documented complaints the 'weakest' comparisons, since they share street context but differ on everything else.
Isolated / Necessity	No walkable Orthodox alternatives nearby (or, for Stephen Wise, a 21-acre private gated campus) — arguably a legitimate reason a CUP was warranted there specifically, unlike the subject property which has a zoned commercial alternative 630 feet away.
Same neighborhood as subject	Etz Chaim Viznitza — not one of the ZA's cited comparables, but directly relevant: same neighborhood, same use type, CUP denied twice by the City. Twice the distance from La Brea Ave., Older congregation that claimed they could not walk to La Brea Ave.

ZA Comparable Synagogues — Denomination & Walkability Analysis

Case No. ZA-2024-6488-CUP | Radius: 0.5 mi (walkable) and 1.5 mi (outer) | Compiled from Google Places data

Comparable Synagogue	Denomination	Cluster	Address	Orthodox Synagogues (within 0.5 mi)	Orthodox Synagogues (0.5–1.5 mi)	Orthodox Day Schools (within 0.5 mi)	Orthodox Day Schools (0.5–1.5 mi)	Kosher Restaurants/ Markets (within 0.5 mi)	Kosher Restaurants/ Markets (0.5–1.5 mi)	Total Nearby Institutions (1.5 mi)	Walkable Community? (0.5 mi threshold)
Valley Village Community Kollel	Orthodox	Cluster 1	12422 Chandler Blvd, Valley Village, CA 91607	3	4	0	1	7	1	16	**Yes**
Temple Beth Hillel	**Conservative**	Cluster 1	12326 Riverside Dr, Valley Village, CA 91607	0	4	1	0	1	8	14	**N/A — not Orthodox**
Ohr Gedalyahu Synagogue	Orthodox	Cluster 1	11748 Riverside Dr, Valley Village, CA 91607	0	4	1	0	1	8	14	**Yes**
ERETZ Synagogue & Cultural Center	Orthodox	Cluster 2	6170 Wilbur Ave, Tarzana, CA 91335	0	4	1	2	2	4	13	**Yes**
Temple Judea	**Reform**	Cluster 2	5429 Lindley Ave, Tarzana, CA 91356	7	0	1	2	4	5	19	**N/A — not Orthodox**
Shuva Israel Los Angeles	Orthodox	Cluster 2	4952 Encino Ave, Encino, CA 91316	0	8	0	1	3	4	16	**Yes**
Adat Yeshurun Valley Sephardi	Orthodox	Cluster 3	12405 Sylvan St, North Hollywood, CA 91606	2	5	0	0	0	7	14	**Yes**
Shaarey Hahayim Congregation	Orthodox	Cluster 3	12500 Emelita St, Valley Village, CA 91607 / 12431 Victory Blvd, Valley Glen,CA 91606	0	7	0	0	0	7	14	**No**
Young Israel of Northridge	Orthodox	Standalone	17511 Devonshire St, Northridge, CA 91325	0	0	1	0	0	0	1	**Partial**
Stephen Wise Temple	**Reform**	Standalone	15500 Stephen S Wise Dr, Los Angeles, CA 90077	0	0	0	0	0	0	0	**N/A — not Orthodox**
Chabad of North Hollywood	Orthodox	Standalone	13079 Chandler Blvd, Sherman Oaks, CA 91401	2	6	0	0	0	8	16	**Yes**

Planning APC Central <apccentral@lacity.org>

200 S. Orange Dr — Case No: ZA-2025-6488-CU2 — Opposition to Non-Residential Use

1 message

Michael Brezden <mibrezden@gmail.com> Wed, Aug 19, 2026 at 1:53 PM
To: apccentral@lacity.org
Cc: b7000j@sbcglobal.net, ari.briski@lacity.org, stephanie.gavidia@lacity.org, alan.como@lacity.org

To the Area Planning Commission,

I purchased a duplex in the Citrus Square neighborhood in March of 2024, and I have truly come to love this community and my neighbors.

I was surprised to learn that a synagogue is currently operating just around the corner from my home on a property zoned for residential use. Setting aside the specific type of organization involved, the fundamental issue here is one of zoning integrity — this is a residential neighborhood, and allowing a non-residential operation to continue sets a concerning precedent.

Beyond the principle, there are practical impacts on the neighborhood: increased traffic, insufficient parking, and elevated noise levels that would not exist if the property were used as zoned. These are exactly the types of disruptions that residential zoning is designed to prevent.

I respectfully ask the Commission to uphold the existing zoning designation and not permit this non-residential use to continue operating at 200 S. Orange Dr.

Thank you for your time and consideration.

Sincerely,
Michael Brezden

Planning APC Central <apccentral@lacity.org>

RE: Case No. ZA-2024-6488-CU2-1A

1 message

Masako Carpenter <masako.carpenter@gmail.com> Wed, Aug 19, 2026 at 3:52 PM
To: Central Los Angeles Area Planning Commission <apccentral@lacity.org>
Cc: ari.brisk@lacity.org, alan.como@lacity.org, stephanie.gavidia@lacity.org, councilmember.yaroslavsky@lacity.org, charles.turner@lacity.org, citrussquareneighbors@gmail.com

Dear Members of the Commission,

I am a property owners and reside in the Citrus Square neighborhood. I am strongly opposed to the CUP granted for the change of use at 200-202 South Orange Drive for the following reasons:

· **Negative impact on adjacent and nearby neighbors**: Disruptive noise and behavior impact neighbors well beyond the property line.

· **No traffic, parking, or noise studies:** despite years of attendance of up to 150 adults and over 50 children as well as unpermitted street gatherings, no study has ever measured the burden of blocked sidewalks, driveways, red zones, and disruptive noise at all hours, 7 days a week.

· **No completed Fire or Building and Safety review:** occupancy of 147 was self-reported and never verified by the City; and the duplex and converted garage play area have never been inspected for occupancy, fire safety, or code compliance.

· **Threat to the Historic District:** this is a contributing structure in the Citrus Square National Register Historic District; and no environmental or historic resources review was ever conducted.

· **Size and growth:** this is a large, actively programmed congregation whose impact on neighbors will only grow as membership continues to expand.

· **A documented history of unpermitted operations:** the applicant operated for years before seeking permission, applying for a CUP only after neighbors objected and CD5 interceded; direct evidence that the applicant cannot be trusted to follow city process.

· **No emergency management plan:** the lack of an emergency management plan puts both congregants and neighbors in harm's way.

· **A deliberate choice, not a necessity:** the applicant chose this quiet residential block over suitable alternatives just 630 feet away on La Brea Avenue, and if approved must accept strict limits and robust enforcement of its activities as a result.

· **Loss of scarce housing:** residential units are being converted to institutional use, and the required Replacement Unit Determination (RUD) still has not been completed.

Approving this CUP would set a dangerous precedent for institutional encroachment throughout Citrus Square and across the city. Zoning exists so that different uses of properties do not cause disturbances and conflicts on a regular basis. The granting of this CUP simply makes a mockery of zoning. These are land use and zoning concerns, not

objections to anyone's faith**. I strongly urge the Commission to deny this Conditional Use Permit, or at minimum impose the strict, fully enforceable conditions requested by the Citrus Square Neighbors Association (CSNA), the Greater Wilshire Neighborhood Council (GWNC), and Councilwoman Katy Yaroslavsky of Council District 5 (CD5). Those conditions should include robust penalties for violations and hold the applicant fully responsible for closely adhering to them.**

Respectfully,

Masako Carpenter

215 South Orange Drive
Los Angeles, CA 90036-3010

Masako.carpenter@gmail.com

Planning APC Central <apccentral@lacity.org>

Letter of Opposition: APC Hearing, Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

1 message

Madeline Norling-Christensen <madelinenc@gmail.com> Mon, Aug 17, 2026 at 7:42 PM
To: apccentral@lacity.org
Cc: ari.briski@lacity.org, alan.como@lacity.org, stephanie.gavidia@lacity.org, councilmember.yaroslavsky@lacity.org, erin.bromaghim@lacity.org, charles.turner@lacity.org, citrussquareneighbors@gmail.com

Letter of Opposition
APC Hearing, Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive
DATE: 8/17/26
Central Los Angeles Area Planning Commission, Los Angeles, CA
RE: Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

Dear Members of the Commission,

I am a resident of the Citrus Square neighborhood, and I strongly oppose the requested change of use at 200–202 South Orange Drive.

My concern is whether a large, actively programmed institutional use belongs on a quiet residential block, particularly when the City has not yet completed the basic review needed to understand its impacts on surrounding residents. Several issues are of particular concern:

- **Lack of emergency management plan and incomplete safety review puts occupants and neighbors in harm's way:**
  - The reported occupancy of 147 was self-reported and was never verified by the City. The duplex and converted garage play area have also not been inspected by the Fire Department or Building and Safety review for occupancy, fire safety, or code compliance.
  - The absence of an emergency management plan only compounds those concerns.
- **A documented history of unpermitted operations:**
  - The applicant operated for years before seeking permission, applying for a CUP only after neighbors objected and CD5 interceded, direct evidence that the applicant cannot be trusted to follow city process.
- **The real neighborhood impacts have never been studied:**
  - Despite years of attendance of up to 150 adults and over 50 children as well as unpermitted street gatherings, no study has ever measured the burden of blocked sidewalks, driveways, red zones, and disruptive noise at all hours, 7 days a week. Neighbors have already experienced:
    - Blocked sidewalks and driveways
    - Red-zone parking
    - Unpermitted street gatherings
    - Garbage/litter left around the property (beyond property lines)
    - Disruptive noise
- **Threat to the Historic District:**
  - This is a contributing structure in the Citrus Square National Register Historic District, and no environmental or historic resources review was ever conducted.
  - Approval would also establish a significant precedent for the conversion of residential properties to institutional uses throughout Citrus Square and other residential neighborhoods.
- **Loss of scarce housing:**
  - Residential units are being converted to institutional use, while the required Replacement Unit Determination remains outstanding.
- **This location was a choice, not a necessity.**
  - More appropriate commercially zoned locations exist 630 feet away on La Brea Avenue. If the applicant chooses to operate a high attendance institutional use within a residential neighborhood, the burden should not fall on surrounding residents to absorb its impacts.
  - If approved, the applicant must accept strict limits and robust enforcement of its activities as a result.

The City should not grant a discretionary entitlement first and determine the consequences later. Before approving a use of this scale, the Commission should be confident that traffic, parking, noise, fire and life safety, historic resources, housing impacts, and enforcement have all been adequately addressed. At this point, they have not been.

Approving this CUP would set a dangerous precedent for institutional encroachment throughout Citrus Square and across the city. These are land use and zoning concerns, not objections to anyone's faith. I urge the Commission to **deny this Conditional Use Permit.** If the Commission nevertheless considers approval, I ask that it adopt the strict, fully enforceable conditions requested by the Citrus Square Neighbors Association, the Greater Wilshire Neighborhood Council, and Council District 5, including meaningful penalties for violations and clear accountability for the applicant.

Sincerely,

Madeline Norling-Christensen
116 N Sycamore Ave

Planning APC Central <apccentral@lacity.org>

APC Hearing, Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

1 message

michelle sauer <sauerart@gmail.com> Wed, Aug 19, 2026 at 7:52 AM
To: apccentral@lacity.org
Cc: ari.briski@lacity.org, alan.como@lacity.org, stephanie.gavidia@lacity.org, councilmember.yaroslavsky@lacity.org, erin.bromaghim@lacity.org, charles.turner@lacity.org, citrussquareneighbors@gmail.com

APC Hearing, Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

August 19, 2026

Central Los Angeles Area Planning Commission, Los Angeles, CA
RE: Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

Dear Members of the Commission,

I am a resident of the Citrus Square neighborhood. I strongly oppose the change of use at 200-202 South Orange Drive for the following reasons:

·**Negative impact on adjacent and nearby neighbors:** Disruptive noise and behavior impact neighbors well beyond the property line.

·**No traffic, parking, or noise studies:** despite years of attendance of up to 150 adults and over 50 children as well as unpermitted street gatherings, no study has ever measured the burden of blocked sidewalks, driveways, red zones, and disruptive noise at all hours, 7 days a week.

·**No completed Fire or Building and Safety review:** occupancy of 147 was self-reported and never verified by the City; the duplex and converted garage play area have never been inspected for occupancy, fire safety, or code compliance.

·**Threat to the Historic District:** this is a contributing structure in the Citrus Square National Register Historic District, and no environmental or historic resources review was ever conducted.

·**Size and growth:** this is a large, actively programmed congregation whose impact on neighbors will only grow as membership continues to expand.

·**A documented history of unpermitted operations:** the applicant operated for years before seeking permission, applying for a CUP only after neighbors objected and CD5 interceded, direct evidence that the applicant cannot be trusted to follow city process.

·**No emergency management plan:** the lack of an emergency management plan puts both congregants and neighbors in harm's way.

- **A deliberate choice, not a necessity:** the applicant chose this quiet residential block over suitable alternatives just 630 feet away on La Brea Avenue, and if approved must accept strict limits and robust enforcement of its activities as a result.
- **Loss of scarce housing:** residential units are being converted to institutional use, and the required Replacement Unit Determination (RUD) still has not been completed.

Approving this CUP would set a dangerous precedent for institutional encroachment throughout Citrus Square and across the city. These are land use and zoning concerns, not objections to anyone's faith. I urge the Commission to deny this Conditional Use Permit, or at minimum impose the strict, fully enforceable conditions requested by the Citrus Square Neighbors Association (CSNA), the Greater Wilshire Neighborhood Council (GWNC), and Councilwoman Katy Yaroslavsky of Council District 5 (CD5). Those conditions should include robust penalties for violations and hold the applicant fully responsible for closely adhering to them.

Sincerely,

Michelle Sauer
207 S Citrus Ave
Los Angeles, CA 90036

Planning APC Central <apccentral@lacity.org>

Ltr of Opp: Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

1 message

Nancy C. Hagan <nancy912@gmail.com> Thu, Aug 20, 2026 at 7:17 AM
To: apccentral@lacity.org
Cc: ari.briski@lacity.org, alan.como@lacity.org, stephanie.gavidia@lacity.org, Katy Yaroslavsky <councilmember.yaroslavsky@lacity.org>, erin.bromaghim@lacity.org, charles.turner@lacity.org, citrussquareneighbors@gmail.com

August 18, 2026
Central Los Angeles Area Planning Commission, Los Angeles, CA
RE: Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

Dear Members of the Commission,

I am a resident of the Citrus Square neighborhood and I strongly oppose the change of use at 200-202 S. Orange Drive.

This property sits in the middle of a quiet, residential neighborhood with primarily duplex properties. One of the defining features of this neighborhood is its distinct residential character with relatively low-density housing. The commercial use at this location attracts far more people than it would if it remained a residence, as zoned. These big groups sometimes gather for boisterous and celebratory activities, some of which include alcohol. This results in negative impacts to our neighborhood that are at odds with our neighborhood's quiet character.

Some examples of the negative impacts:

- excessive trash (see below - photos taken on July 5, 2026):





- groups of people, sometimes inebriated, disturbing the peace

    - There was one recent occasion where in the late afternoon / early evening, a young man who appeared to be inebriated exited the subject property and proceeded to yell after a group of 3 other young men who had were halfway down the block, using explicit language, and ignoring requests from neighbors to quiet down.
    - There have been instances of people vomiting on neighbors' lawns.
- exacerbates an already-limited parking situation (note: the property is used for events throughout the week, outside of Shabbat when driving is prohibited)
    - Our block already has limited parking and is designated as part of a Preferential Parking District; the City, unfortunately, rarely enforces the existing parking restrictions.

Approving this CUP sets a dangerous precedent given the circumstances present here, namely the readily available, alternative locations for this institutional use a mere 630 feet away along La Brea Avenue. It is difficult to imagine a more appropriate or justified scenario for the City to reject a CUP application.

Thank you.

Nancy

Planning APC Central <apccentral@lacity.org>

Letter of Opposition RE: Case No. ZA-2024-6488-CU2-1A — 200–202 South Orange Drive

1 message

Jen <paulwcjen@gmail.com> Tue, Aug 18, 2026 at 1:28 AM
To: apccentral@lacity.org, alan.como@lacity.org, stephanie.gavidia@lacity.org, councilmember.yaroslavsky@lacity.org, erin.bromaghim@lacity.org, charles.turner@lacity.org, citrussquareneighbors@gmail.com, "ari.briski@lacity.org" <ari.briski@lacity.org>

Dear Members of the Commission:

I am a property owner in the Citrus Square neighborhood and am writing to oppose the approval of the Conditional Use Permit at 200–202 South Orange Drive.

My concerns are about land use, neighborhood impacts, public safety, and the protection of residential property rights—not religion or religious practice. I would have the same concerns about a secular institutional use of this size and intensity at this location.

I am disappointed by the direction of this case. The City's own decision acknowledges many of the impacts raised by residents, yet the practical effect of the approval is to place much of the burden and risk on neighboring homeowners and rely on future conditions and enforcement to protect them. Our reasonable expectations regarding the use and enjoyment of our homes, neighborhood access, safety, and preservation of residential character deserve meaningful weight.

My principal concerns are:

Demonstrated impacts on surrounding residents. The record contains extensive complaints and evidence concerning noise, late-night activity, crowds and lingering on sidewalks, street crossings, parking, waste management, and other impacts extending beyond the property itself. These are not merely hypothetical impacts of a proposed use; many arise from years of actual operation at this location.

The intensity of the institutional use. The approval contemplates occupancy of up to 147 people in the main assembly area and up to 59 in the accessory structure, subject to subsequent reduction by Fire or Building and Safety. That is potentially more than 200 people associated with activities on a residential parcel surrounded predominantly by duplexes.

This is a scale of activity fundamentally different from ordinary residential use. A use potentially accommodating more than 200 people at one time creates demands on sidewalks, curb space, neighborhood streets, waste handling, and public-safety resources that are qualitatively and quantitatively different from the residential use for which this parcel and surrounding neighborhood were designed. The relevant question is not simply whether a house of worship may legally operate in an R2 zone, but whether an institutional use of this particular scale, frequency, and programming intensity is compatible with this particular residential location.

Insufficient objective analysis of neighborhood impacts. Despite substantial concerns regarding noise, pedestrian congestion, traffic and parking, the record identifies no comprehensive traffic, parking or acoustical study quantifying these impacts. Conditions imposed after approval are not a substitute for adequately understanding the impacts before approving the use.

Life-safety review remains outstanding. The occupancy figures were presented by the applicant based on its interpretation of the Fire Code. The City's decision requires subsequent review of the floor plans and occupancy loads by the Fire Department and Department of Building and Safety and provides that the approved occupancy must be reduced if those agencies determine lower limits are appropriate. For an institutional assembly use potentially accommodating more than 200 people, I am concerned that the City made its compatibility determination before the agencies principally responsible for building and fire safety established the actual permissible occupancy and applicable life-safety requirements.

Historic residential character. This property is a contributing structure within the Citrus Square Historic District, which is listed on both the National Register of Historic Places and California Register of Historical Resources. While the decision protects the physical structure from unreviewed exterior alterations, the broader issue is whether a substantial institutional assembly use is compatible with preservation of the residential character of the historic district.

History of operation without the required entitlement. The City's decision acknowledges that the synagogue operated for several years without approval of a Conditional Use Permit. That history should warrant greater scrutiny when determining whether prospective conditions and future enforcement provide adequate protection to surrounding residents.

Conversion of existing housing. County Assessor records identify three housing units on the property, and the site is designated as a Housing Element Site subject to replacement requirements. At the time the grant was issued, the applicant had not yet submitted the required Replacement Unit Determination application. Given the City's stated priority of preserving housing, I question why the consequences of converting existing residential space were not resolved before approval of the institutional use.

Parking and traffic impacts remain despite AB 2097. I understand that state law prevents the City from imposing a minimum parking requirement at this location. But eliminating a parking minimum does not eliminate the actual impacts associated with vehicles, drop-offs, illegal parking, pedestrian congestion, and intensive assembly use. The inability to require parking makes appropriate occupancy, operational and traffic-management protections more important, not less.

The approval relies too heavily on future compliance and enforcement. This is perhaps my greatest concern. Residents are effectively being asked to accept a substantial institutional use and then document violations after they occur. This transfers the practical burden of enforcement to surrounding residents, after their use and enjoyment of their homes may already have been affected.

I recognize that religious institutions may be permitted in residential zones through a Conditional Use Permit. But the existence of that mechanism does not mean every proposed institutional use at every residential location should be approved, nor should neighboring residents be expected to absorb unreasonable impacts because conditions can theoretically be imposed and enforced later.

I therefore urge the Commission to **grant the appeal and reverse the Zoning Administrator's approval of the CUP** if the required findings regarding compatibility, public welfare, and neighborhood impacts cannot be supported by the record.

If the Commission nevertheless approves the use, I urge it to impose strong, objective and enforceable conditions, including meaningful occupancy and operational limits, documented compliance requirements, effective enforcement mechanisms, and consequences for repeated violations.

Most importantly, the burden of demonstrating and maintaining compliance should rest with the operator, not with surrounding residents having to repeatedly complain, document violations, and seek City intervention after impacts have occurred.

I respectfully ask the Commission to give meaningful weight to the rights and interests of the residents who live around this property and will experience the consequences of this decision every day.

Sincerely,

Paul Jen

Owner 215 S. Mansfield Ave, Los Angeles, CA 90036

Planning APC Central <apccentral@lacity.org>

APC Hearing, Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

1 message

rick_brady_one <rick_brady_one@yahoo.com> Mon, Aug 17, 2026 at 5:43 PM
To: apccentral@lacity.org
Cc: ari.briski@lacity.org, alan.como@lacity.org, stephanie.gavidia@lacity.org, councilmember.yaroslavsky@lacity.org, erin.bromaghim@lacity.org, charles.turner@lacity.org, citrussquareneighbors@gmail.com

Letter of Opposition

DATE: 8/17/2026

Central Los Angeles Area Planning Commission, Los Angeles, CA
RE: Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

Dear Members of the Commission,

I am a resident of the Citrus Square neighborhood. I strongly oppose the change of use at 200-202 South Orange Drive for the following reasons:

- **Negative impact on adjacent and nearby neighbors:** Disruptive noise and behavior impact neighbors well beyond the property line.
- **No traffic, parking, or noise studies:** despite years of attendance of up to 150 adults and over 50 children as well as unpermitted street gatherings, no study has ever measured the burden of blocked sidewalks, driveways, red zones, and disruptive noise at all hours, 7 days a week.
- **No completed Fire or Building and Safety review:** occupancy of 147 was self-reported and never verified by the City; the duplex and converted garage play area have never been inspected for occupancy, fire safety, or code compliance.
- **Threat to the Historic District:** this is a contributing structure in the Citrus Square National Register Historic District, and no environmental or historic resources review was ever conducted.
- **Size and growth:** this is a large, actively programmed congregation whose impact on neighbors will only grow as membership continues to expand.
- **A documented history of unpermitted operations:** the applicant operated for years before seeking permission, applying for a CUP only after neighbors objected and CD5 interceded, direct evidence that the applicant cannot be trusted to follow city process.
- **No emergency management plan:** the lack of an emergency management plan puts both congregants and neighbors in harm's way.
- **A deliberate choice, not a necessity:** the applicant chose this quiet residential block over suitable alternatives just 630 feet away on La Brea Avenue, and if approved must accept strict limits and robust enforcement of its activities as a result.

- **Loss of scarce housing:** residential units are being converted to institutional use, and the required Replacement Unit Determination (RUD) still has not been completed.

Approving this CUP would set a dangerous precedent for institutional encroachment throughout Citrus Square and across the city. These are land use and zoning concerns, not objections to anyone's faith. I urge the Commission to deny this Conditional Use Permit, or at minimum impose the strict, fully enforceable conditions requested by the Citrus Square Neighbors Association (CSNA), the Greater Wilshire Neighborhood Council (GWNC), and Councilwoman Katy Yaroslavsky of Council District 5 (CD5). Those conditions should include robust penalties for violations and hold the applicant fully responsible for closely adhering to them.

Sincerely,

Richard D Brady Jr
132 N Citrus Avenue
Los Angeles, CA 90036

Sent from my Galaxy

Planning APC Central <apccentral@lacity.org>

Fwd: Case No. ZA-2024-6488-CU2-1A

Robert Scheid <r_Scheid@hotmail.com> Tue, Aug 18, 2026 at 10:58 AM
To: "apccentral@lacity.org" <apccentral@lacity.org>
Cc: "ari.briski@lacity.org" <ari.briski@lacity.org>, "alan.como@lacity.org" <alan.como@lacity.org>, "stephanie.gavidia@lacity.org" <stephanie.gavidia@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "charles.turner@lacity.org" <charles.turner@lacity.org>, "citrussquareneighbors@gmail.com" <citrussquareneighbors@gmail.com>

Letter of Opposition

APC Hearing, Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

DATE: 8/18/26

Central Los Angeles Area Planning Commission, Los Angeles, CA
RE: Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

Dear Members of the Commission:

I live in the Citrus Square neighborhood and strongly oppose the proposed change of use at 200–202 South Orange Drive.

My foremost concern is the dangerous “operate first, seek permission later” precedent that approval would establish. The applicant operated for years without the required authorization and applied for a Conditional Use Permit only after neighbors objected and Council District 5 intervened. Granting the CUP under these circumstances would reward noncompliance and create a successful pathway for others to convert homes into houses of worship or other institutional uses without first obtaining the required permits and reviews. Future applicants could reasonably conclude that they may begin operating, establish their use, and seek retroactive approval only if the City or affected neighbors intervene. This would undermine the integrity of the City’s land-use process and unfairly shift the burdens of enforcement, documentation, and opposition onto residential communities.

The operation has also negatively affected adjacent and nearby neighbors. Disruptive noise and behavior extend well beyond the property line. Despite years of attendance reportedly reaching 150 adults and more than 50 children, as well as unpermitted street gatherings, no traffic, parking, or noise study has measured the effects of blocked sidewalks, driveways, red zones, and disruptive noise at all hours, seven days a week.

No completed Fire Department or Department of Building and Safety review has verified that the property is suitable for this use. The reported occupancy of 147 was self-reported and never confirmed by the City, and the duplex and converted-garage play area have never been properly inspected for occupancy, fire safety, or code compliance. The absence of an emergency management plan further places congregants and neighbors at risk.

The conversion of residential units to institutional use additionally removes scarce housing, and the required Replacement Unit Determination has still not been completed.

This is a large, actively programmed congregation whose effects on the neighborhood are likely to increase as its membership grows. The applicant deliberately chose a quiet residential block despite the availability of more suitable locations on La Brea Avenue, only approximately 630 feet away. The applicant’s history of operating without authorization raises serious concerns about whether any conditions imposed by the City would be observed without strict oversight and meaningful enforcement.

Approving this CUP would set a dangerous precedent for institutional encroachment throughout Citrus Square and across Los Angeles. It would signal that required permits, public-safety inspections, and land-use reviews may be postponed until after an applicant has operated for years and established facts on the ground. Such an outcome would weaken the City’s ability to administer and enforce its zoning laws fairly and consistently.

These are land-use, public-safety, and zoning concerns—not objections to anyone’s faith. I strongly urge the Commission to deny this Conditional Use Permit. If the Commission nevertheless approves it, I ask that it impose the strict, fully

enforceable conditions requested by the Citrus Square Neighbors Association, the Greater Wilshire Neighborhood Council, and Councilwoman Katy Yaroslavsky of Council District 5. Those conditions should include meaningful penalties for violations and hold the applicant fully responsible for strict compliance.

Sincerely,
Robert Scheid
161 S. Sycamore Ave
Los Angeles, CA 90036

Planning APC Central <apccentral@lacity.org>

OPPOSE CUP

1 message

Rick Wartzman <rwartzman@gmail.com> Wed, Aug 19, 2026 at 11:20 AM
To: apccentral@lacity.org
Cc: ari.briski@lacity.org, alan.como@lacity.org, stephanie.gavidia@lacity.org, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, charles.turner@lacity.org, citrussquareneighbors@gmail.com

Dear Members of the Commission:

I live in the Hancock Park neighborhood, and I strongly oppose the change of use at 200-202 South Orange Drive.

I have seen firsthand the impact a house of worship can have on a residential neighborhood. This property sits less than a three-minute walk from La Brea Avenue, where this congregation once rented space and prayed. Given that proximity, I don't understand how the City could approve this CUP, let alone how it could be supported in any way.

Allowing this Conditional Use Permit to stand is tantamount to creating a new zoning policy for the City of Los Angeles, and I fear the same could happen in any neighborhood, including my own.

In fact, right on my block, we are closely watching a renovation (which seems to have gone way beyond what's allowed in the permits) and a pending demolition as we worry that these properties, too, might turn into houses of worship with all of their attendant parking, noise and crowd-control problems.

If the CUP is approved, the Commission should, at a minimum, impose strict, fully enforceable conditions that limit parking, noise, and hours of use.

I urge you to deny the CUP for Beis Medrash of Hancock Park.

Sincerely,

Rick Wartzman
328 North Mansfield Ave.
Los Angeles, CA 90036

Planning APC Central <apccentral@lacity.org>

APC Hearing, Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

1 message

Silvia Marjoram <s.m.renzi56@gmail.com> Wed, Aug 19, 2026 at 10:51 AM
To: "apccentral@lacity.org" <apccentral@lacity.org>
Cc: Councilwoman Katy Yaroslavsky <councilmember.yaroslavsky@lacity.org>, stephanie.gavidia@lacity.org, alan.como@lacity.org, Charles Turner <charles.turner@lacity.org>, Erin Bromaghim <erin.bromaghim@lacity.org>, Citrus Square Neighbors <citrussquareneighbors@gmail.com>

August 19, 2026

Central Los Angeles Area Planning Commission, Los Angeles, CA
RE: Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

Dear Members of the Commission,

I have been a resident and owner in the Citrus Square neighborhood since 1993. I strongly oppose the change of use at 200-202 South Orange Drive for the following reasons:

- **Negative impact on adjacent and nearby neighbors:** Disruptive noise and behavior impact neighbors well beyond the property line.
- **No traffic, parking, or noise studies:** despite years of attendance of up to 150 adults and over 50 children as well as unpermitted street gatherings, no study has ever measured the burden of blocked sidewalks, driveways, red zones, and disruptive noise at all hours, 7 days a week.
- **No completed Fire or Building and Safety review:** occupancy of 147 was self-reported and never verified by the City; the duplex and converted garage play area have never been inspected for occupancy, fire safety, or code compliance.
- **Threat to the Historic District:** this is a contributing structure in the Citrus Square National Register Historic District, and no environmental or historic resources review was ever conducted.
- **Size and growth:** this is a large, actively programmed congregation whose impact on neighbors will only grow as membership continues to

expand.

- **A documented history of unpermitted operations:** the applicant operated for years before seeking permission, disregarding all polite requests to stop and applying for a CUP **only after neighbors objected and CD5 interceded,** direct evidence that the applicant cannot be trusted to follow city process. Basically always doing what they want without any consideration for anyone but themselves. **The rules don't apply to them, right?**
- **No emergency management plan:** the lack of an emergency management plan puts both congregants and neighbors in harm's way.
- **A deliberate choice, not a necessity:** the applicant chose this quiet residential block over suitable alternatives just 630 feet away on La Brea Avenue, and if approved must accept strict limits and robust enforcement of its activities as a result.
- **Loss of scarce housing:** residential units are being converted to institutional use, and the required Replacement Unit Determination (RUD) still has not been completed.

Approving this CUP would set a dangerous precedent for institutional encroachment throughout Citrus Square and across the city. These are land use and zoning concerns, not objections to anyone's faith. I urge the Commission to deny this Conditional Use Permit, or at minimum impose the strict, fully enforceable conditions requested by the Citrus Square Neighbors Association (CSNA), the Greater Wilshire Neighborhood Council (GWNC), and Councilwoman Katy Yaroslavsky of Council District 5 (CD5). Those conditions should include robust penalties for violations and hold the applicant fully responsible for closely adhering to them.

Sincerely,

Silvia Marjoram
185 S Orange Drive
Los Angeles, CA 90036

Planning APC Central <apccentral@lacity.org>

Change of Use Plan 200-202 So Orange Drive

1 message

Susan Thalken <susanbrodskythalken@gmail.com> Mon, Aug 17, 2026 at 5:31 PM
To: "apccentral@lacity.org" <apccentral@lacity.org>
Cc: "ari.briski@lacity.org" <ari.briski@lacity.org>, alan.como@lacity.org, stepanie.gavidi@lacity.orga, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, charles.turner@lacity.org, "citrussquareneighbors@gmail.com" <citrussquareneighbors@gmail.com>, Christopher Thalken <chris.thalken@gmail.com>

August 17th, 2026

To: Central Los Angeles Area Planning Commission, Los Angeles, CA

RE: Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

Dear Members of the Commission,

I am a resident of the Citrus Square neighborhood. I strongly oppose the change of use at 200-202 South Orange Drive for the following reasons:

·**Negative impact on adjacent and nearby neighbors:** Disruptive noise and behavior impact neighbors well beyond the property line.

·**No traffic, parking, or noise studies:** despite years of attendance of up to 150 adults and over 50 children as well as unpermitted street gatherings, no study has ever measured the burden of blocked sidewalks, driveways, red zones, and disruptive noise at all hours, 7 days a week. Parking spaces have become even more scarce on weekdays and weekends.

·**No completed Fire or Building and Safety review:** occupancy of 147 was self-reported and never verified by the City; the duplex and converted garage play area have never been inspected for occupancy, fire safety, or code compliance.

·**Threat to the Historic District:** this is a contributing structure in the Citrus Square National Register Historic District, and no environmental or historic resources review was ever conducted.

·**Size and growth:** this is a large, actively programmed congregation whose impact on neighbors will only grow as membership continues to expand.

·**A documented history of unpermitted operations:** the applicant operated for years before seeking permission, applying for a CUP only after neighbors objected and CD5 interceded, direct evidence that the applicant cannot be trusted to follow city process.

·**No emergency management plan:** the lack of an emergency management plan puts both congregants and neighbors in harm's way.

·**A deliberate choice, not a necessity:** the applicant chose this quiet residential block over suitable alternatives just 630 feet away on La Brea Avenue, and if approved must accept strict limits and robust enforcement of its activities as a result.

- **Loss of scarce housing:** residential units are being converted to institutional use, and the required Replacement Unit Determination (RUD) still has not been completed.

Approving this CUP would set a dangerous precedent for institutional encroachment throughout Citrus Square and across the city. These are land use and zoning concerns, not objections to anyone's faith. I urge the Commission to deny this Conditional Use Permit, or at minimum impose the strict, fully enforceable conditions requested by the Citrus Square Neighbors Association (CSNA), the Greater Wilshire Neighborhood Council (GWNC), and Councilwoman Katy Yaroslavsky of Council District 5 (CD5). Those conditions should include robust penalties for violations and hold the applicant fully responsible for closely adhering to them.

Sincerely,

Susan and Chris Thalken
155 S Orange Dr
Los Angeles, CA 90036
Cell 213-248-7102

Day of Hearing Submissions

FILE COPY

RECEIVED
CITY OF LOS ANGELES
AUG 25 2026
CITY PLANNING DEPT.
AREA PLANNING COMMISSION

August 25, 2026

Central Los Angeles Area Planning Commission
c/o Stephanie Gavidia, Commission Executive Assistant
200 North Spring Street
Los Angeles, CA 90012

SUBJECT: ZA-2024-6488-CU2-1A200 South Orange Drive (202 South Orange Drive, 5566 West 2nd Street)

Honorable Commissioners:

The Area Planning Commission (APC) should uphold my appeal of Case ZA-2024-6488-CU2-1A. There are two primary reasons to uphold the appeal.

The California Environmental Quality Act or CEQA analysis conducted for the proposed Conditional Use Permit or CUP is flawed and substandard. The Department of City Planning or DCP's application and use of a categorical exemption for the proposed CUP is not correct. DCP is using an existing-facilities exemption as a basis for the categorical exemption. While it is a correct assumption that the existing and permitted residential duplex at 200 South Orange Drive will be used to operate a synagogue per the proposed CUP, CEQA is very clear that there are exceptions to categorical exemptions, and one of these exceptions is if granting the proposed land-use permit action generates impacts. The granting of a CUP at 200 South Orange will **generate significant impacts on a National Register-listed historic neighborhood**. The administrative record for the proposed CUP contains volumes of empirical evidence, submitted by Citrus Square neighbors, demonstrating ongoing and significant impacts to Citrus Square. This evidence exists because the synagogue has been operating for many years with no city permits or permission. Further, during this hearing, the APC will hear myriad examples explained by actual Citrus Square neighbors of ongoing and significant impacts. The CEQA categorical exemption is incorrect and must not be used by the APC or any decisionmaker for this CUP.

The Department of City Planning or DCP failed to include in its Letter of Determination or LOD many of the reasonable and enforceable conditions agreed upon by both the applicant and the Citrus Square Neighbors Association. Why these conditions did not appear in LOD is completely confounding to Citrus Square neighbors who have been working on this unpermitted-land-use issue for more than four years. These conditions must be included in the CUP. The Citrus Square Neighbors Association, also an appellant of this LOD, and of which I am a member and aligned with, has provided the APC with the conditions needed to be added to the CUP and the APC must include these conditions in the CUP. Failure to include these conditions will generate significant impacts to the Citrus Square neighborhood for many, many years.

If the APC were to insert into the CUP the reasonable and enforceable conditions required by the Citrus Square Neighbors Association, I, John Perfitt, would consider withdrawing my appeal of the Letter of Determination issued on April 9, 2025.

Sincerely,

John Perfitt, Owner, 207 South Orange Drive

FILE COPY

RECEIVED
CITY OF LOS ANGELES
AUG 25 2026
CITY PLANNING DEPT.
AREA PLANNING COMMISSION

REQUESTED CHANGES TO CONDITIONS (with bulleted explanations)

Requested Changes to Occupancy (changes ~~stricken~~ and additions in red)

Change Condition 7.a. (and other applicable conditions): The first level of the main building, used for assembly purposes, shall be limited to a maximum occupancy of ~~147~~ 75 participants, or as otherwise limited or further reduced by in-person inspections of the property and reviews of floor plans by both the Department of Building and Safety or the Fire Department**, during annual religious holidays which do not occur past 10 pm only. For morning prayer, occupancy is limited to 25 participants. For Shabbat services (Friday afternoon/evening, Saturday morning, and Saturday afternoon/evening), occupancy is limited to 50 participants.**

Annual religious holidays occurring past 10 pm (Shavout, Selichot, Hoshana Rabbah) shall be limited to 25 participants. Given the late-night timing of these gatherings, participants arriving and departing shall be required to refrain from car door slamming, horn use, and idling, and disperse promptly upon conclusion of services. A designated on-site monitor shall be responsible for enforcing this requirement.

Change Condition 7.c.i. (and other applicable conditions): Accessory Building Use. Occupancy shall be limited to a maximum of ~~59~~ 30, or as otherwise limited or further reduced by the Department of Building and Safety or the Fire Department.

Requested Changes to Outdoor Occupancy

Condition 7.c.ii.: Accessory Building Use. Care shall be provided ~~predominately~~ indoors~~, however children may be allowed to play in the backyard~~. Children~~, whether indoors or outdoors,~~ shall be supervised by an adult at all times.

Additional requested condition: **With the exception of Sukkot, where congregants are allowed to be in the backyard Sukkah for up to 30 minutes following services, the use authorized herein shall be conducted wholly within a completely enclosed building. No services or ancillary activities, including child care, shall occur outside.**

Requested Changes to Symposiums

There shall be a maximum of ~~12~~ 4 symposiums in a year, with a maximum of one per quarter. Attendance shall be limited to a maximum of 50 attendees at any one symposium. Symposiums shall not start before 9:00 a.m. and shall conclude by ~~10:00~~ 9:00 p.m.

Requested Changes to Alleviate Illegal Parking Impacts

Additional requested condition: **The Applicant will develop a Parking and Traffic Management Plan to address any hazardous or illegal parking and traffic problems caused by the participants of the synagogue. Such Parking and Traffic Management Plan shall include a valet service for all annual religious holiday events and symposiums held at the property. The valet service shall not use public streets to park vehicles.**

Requested Changes to Plan Approval Condition

Condition 35: The applicant, or other representative of Beis Med rash, shall file an application for a Plan Approval, with the applicable filing fees, ~~no sooner than 18 months from but~~ within ~~24~~ **12** months of the effective date of this determination. **If no Plan Approval is filed within the first 12 months of the effective date of this determination, this approval shall expire.**

Requested Changes to Good Neighbor Program

Condition 28: An email address shall be provided for questions, complaints, or concerns from the community regarding the operation of the synagogue. The email address shall be available on the Beis Medrash of Hancock Park website. Community questions, complaints, or concerns shall be responded to within 24 hours, unless such requirement would fall on a day or time when such response violates religious practice and instead shall be required as soon as religious practice permits. A log shall be maintained, documenting each complaint, the date and time it was received, and the manner by which it was resolved. Said log shall be submitted with any subsequent application for a Plan Approval.

The Applicant shall provide a contact person who will be "on call" and reachable by phone before, during, and after all services, events, and symposiums, during which congregants are at the property. The liaison shall be reachable for all daytime, evening, and night services, on the Sabbath, and on all holidays, and shall be empowered to immediately resolve any issues regarding neighbor disturbances.

Requested Changes to Prohibited Events

Addition to Condition 8 which only restricts against weddings, funerals and daycare.

Requested modification: **There shall be no weddings, funerals, fundraising events, preschool or daycare, camps, concerts, dances, community dinners, block parties or any other receptions and/or banquets at the Property. This prohibition shall not be construed to preclude Jewish religious life cycle events such as bar/bat mitzvahs but does preclude receptions and/or banquets in connection therewith. Attendance at life events shall be limited to a maximum of 50 attendees, including children. Religious life cycle events shall not start before 9:00 a.m. and shall conclude by 6:00 p.m.**

Requested Changes to Music Condition

Condition 10: When music is played, it shall be limited to indoors only, **may not be audible beyond the property line**, shall be limited to light amplification, and shall conclude by 10:00 p.m., except for on Selichot, when it shall be permitted to conclude by 2:00 a.m.

KATY YAROSLAVSKY

COUNCILWOMAN, FIFTH DISTRICT

August 25, 2026

Central Los Angeles Area Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: ZA-2024-6488-CU2
200 South Orange Drive (202 South Orange Drive, 5566 West 2nd Street)

Dear Chair Lawshe and Members of the Central Los Angeles APC,

I write to strongly urge your commission to grant the appeals in part to substantially modify the Conditions of Approval for the Class 2 Conditional Use Permit (CUP) at 200-202 South Orange Drive.

As stated in my September 10, 2025 position statement to the Zoning Administrator, I was and still am supportive of the Zoning Administrator's review of the grant of a CUP to the Beis Medrash of Hancock Park. However, in this sensitive location, my support is conditional on the application of clear, enforceable conditions that address all of the significant effects of operating this use in a residential zone. Such conditions should also ensure the synagogue's right to worship freely.

If the CUP grant is upheld, it will legalize a use that has been ongoing since at least 2022. A conditional use permit asks the City to approve a use that zoning laws recognize as potentially appropriate in a location if conditions are met. However, unpermitted operations do not grant grandfathered rights; we must evaluate this application and set baseline conditions as if it were a newly established use. Our focus is ensuring neighborhood compatibility and mitigating foreseeable, ongoing, impacts, while simultaneously avoiding any substantial burden on the applicant's religious exercise. Adequately regulating traffic, noise, vibration, and pedestrian safety in Hancock Park, a dense R-2 neighborhood, is a standard and highly compelling government interest that should be prioritized when adopting conditions.

Site Context
The subject property at 200/202 South Orange Drive is a corner lot in the R2-1 Zone surrounded on all sides by fully occupied single-family and duplex residential homes. The immediately adjacent residential structures on two sides are less than 20 feet away. The property is a "contributing structure" to the Citrus Square Historic District, which was listed in the National Register of Historic Places and the California Register of Historical Resources in October 2024. Operating a non-residential, assembly use from a duplex objectively raises concerns around noise impacts and infrastructure issues, such as a lack of dedicated parking, play areas for children, and proper buffer zones. Any conditions attached to this CUP request should be amended to accurately reflect that

this use is being proposed in an established low-density, residential block and accompanying low-noise baseline, and low pedestrian vehicular activity.

Operational History

My office's initial request for the applicant to apply for the CUP came following extensive reports of community grievances and hundreds of documented complaints regarding unpermitted construction, unauthorized childcare operations, and excessive noise dating back as early as 2022. The application requesting a CUP was ultimately filed in October 2024.

Throughout the entitlement process, progress was repeatedly stalled by the applicant's failure to provide required documents. As a result of their repeated failure to respond to department requests for information, the Department of City Planning issued an "Application Incomplete" Hold Letter in February 2025 due to the omission of essential operational details from the application package.

Furthermore, in June 2025, ownership submitted the Systematic Code Enforcement Program (SCEP) form to the Housing Department stating that all three units on the property were not being rented out. This action effectively cancelled a scheduled SCEP inspection set for June 23, 2025. As of the date of this letter, after more than one year after that inspection and over a year into the application process, both Planning and LAHD were still waiting on requested submittals, including a Replacement Unit Determination (RUD) that remains unsubmitted to this day. This selective responsiveness illustrates a clear pattern of administrative avoidance.

I do not cite this history to penalize the applicant for past conduct. We cite it because this Commission is in the unusual position of being able to set conditions informed by documented operational experience rather than projected or potential impacts alone. That record compels specific, concrete conditions.

Requested Amendments to the Conditions (Attached)

To achieve operational compatibility and establish a durable framework for this site, I endorse the attached modifications and additions to the Conditions of Approval. This proposal reflects the best path forward informed by joint and individual engagement with the applicant, appellants, and City departments, as well as an exhaustive analysis of the record by my office.

For these reasons, I request that the Commission grant the appeals, in part, and adopt the attached modifications to the Conditions of Approval, strictly subject to the inclusion of these recommended conditions and a 14 month Plan Approval requirement.

Respectfully,

Katy Yaroslavsky

KATY YAROSLAVSKY
Councilwoman, Fifth District

CD 5 - REQUESTED AMENDMENTS TO THE CONDITIONS of APPROVAL

Requested Changes to **Condition 7 (Occupancy - Main Building Assembly)**
The first level of the main building, used for assembly purposes, shall be limited to a maximum occupancy of ~~147~~ **75** participants, or as otherwise limited or further reduced by in-person inspections of the property and reviews of floor plans by both the Department of Building and Safety or the Fire Department**.**

Requested Changes to **Condition 7 (Occupancy - Accessory Building Use)**
Occupancy shall be limited to a maximum of ~~59~~ **30**, or as otherwise limited or further reduced by the Department of Building and Safety or the Fire Department.

Requested Changes to **Condition 8 (Symposiums)**
There shall be a maximum of ~~12~~ **4** symposiums in a year, with a maximum of one per quarter. Attendance shall be limited to a maximum of 50 attendees at any one symposium. Symposiums shall not start before 9:00 a.m. and shall conclude by ~~10:00~~ **9:00** p.m.

Requested Changes to **Condition 18 (Replacement Unit Determination (RUD) Compliance)**
Within ninety (90) days of the applicant's receipt of LAHD's RUD instructions, the applicant must fully satisfy all LAHD requirements, including those related to the Ellis Act and replacement units. Failure to meet these deadlines without the grant of an extension by LAHD shall constitute a violation of this grant.

Requested Changes to **Condition 35 (Plan Approval)**
The applicant, or other representative of Beis Medrash, shall file an application for a Plan Approval, with the applicable filing fees, ~~no sooner than 18 months from but~~ within ~~24~~ **14** months of the effective date of this determination. **If no Plan Approval is filed within the first 14 months of the effective date of this determination, this approval shall expire.**

- At the hearing, the applicant shall provide evidence of compliance with all conditions. This includes building permits, parking management audits, occupancy load data, the Parking and Traffic Management Plan and its implementation records, the final RUD or other LAHD determination with proof of compliance, and documentation of any citations, community complaints, Orders to Comply, or other enforcement actions related to the Property.

- If no Plan Approval is timely filed, this grant shall expire.

Requested Additional Condition **(Change of Ownership / Operator)**
Any change of ownership or operator, regardless of use, shall trigger an immediate plan approval throughout the life of the grant to reassess planned operations given the extremely close proximity to multiple sensitive residential use and the need to assess impact and develop conditions.

Requested **Additional Condition (Parking and Traffic Management Communications)**
Within thirty (30) calendar days of the effective date of the grant, the applicant shall demonstrate proof of compliance to the City by providing both electronic (email) and printed copies that they announced and implement their revised parking policy in a formal communication to all event attendees and on the website.

- Furthermore, the applicant shall demonstrate ongoing compliance by incorporating

messaging regarding mandatory parking standards, designated parking areas, and neighborhood courtesy etiquette into all official membership packets, recurring electronic communications, official announcements, and public notices.
- Such communications shall explicitly prohibit parking in designated red zones and emphasize the obligation to maintain respectful relations with surrounding residents.

Requested Additional Condition (Outdoor Activity)
Except for necessary religious exercises or supervised childcare activities, all authorized uses and operations shall be conducted entirely within a fully enclosed building.

Requested **Additional Condition (Occupancy Limits and Compliance Monitoring)**
To ensure ongoing compliance with this limit without causing undue interference with the applicant's religious exercise, the applicant shall implement a privacy-compliant self-monitoring system.

- The business operator or a designated representative shall utilize electronic or mechanical clickers at all points of ingress and egress to maintain an accurate, real-time count of attendees inside the premises.
- The operator shall record peak occupancy numbers for all major services and events in a bound Log Book. This Log Book shall be kept on the premises at all times and made immediately available for inspection by the Los Angeles Police Department, Fire Department, Los Angeles Housing Department or Department of City Planning upon request

Requested Additional Condition **(Quarterly Good Neighbor Convenings)**
Beginning within 30 days of the effective date of this determination, the **applicant shall convene an operational coordination meeting, at least once every three months through the final determination of the first required Plan Approval**.
- The applicant shall provide reasonable advance notice and invite one representative each from the Greater Wilshire Neighborhood Council, the Citrus Square Neighborhood Association, and Council District 5. The meetings shall be limited to operational matters relating to the Property, including parking, traffic, noise, outdoor activity, neighborhood complaints, and compliance with the Conditions of Approval.

- The Applicant shall maintain a brief written record identifying the date of each meeting, persons invited and attending, issues raised, and any responsive action taken. These records shall be submitted with the Plan Approval application.
- The Applicant shall not be deemed in violation if an invited organization declines to participate. At the first Plan Approval, the decision maker may continue, reduce, or discontinue the meeting requirement based upon the record of compliance and neighborhood impacts.

Requested Additional Condition **(Vibrational Impacts to Immediately Adjacent Structures)**
Prior to the issuance of any building permits, the applicant shall submit architectural plans to the Los Angeles Department of Building and Safety (LADBS) demonstrating that the assembly room floor will be retrofitted with a floating acoustic subfloor or heavy acoustic underlayment. This acoustic retrofit shall be maintained in good condition for the life of the grant.

Planning APC Central <apccentral@lacity.org>

Synagogue

1 message

Jonathan Haft <haft.law@mac.com> Fri, Aug 21, 2026 at 12:36 PM
To: apccentral@lacity.org
Cc: ari.briski@lacity.org, charles.turner@lacity.org, councilmember.yaroslavsky@lacity.org, stephanie.gavidia@lacity.org

I am an owner, resident and landlord of a building on Mansfield Avenue between 2nd and 3rd streets. Currently there is a building on the corner of Orange Street and 2nd Street whose owner has applied for conversion of that building from a residential building to a synagogue .

I am opposed to any such conversion inasmuch as there are plenty of synagogues on La Brea Ave. as well as plenty of buildings or spaces there that can be converted into a synagogue on La Brea Blvd.

All of the buildings between La Brea Blvd. in Highland Blvd. north of third Street and south of Beverly Blvd. are residential. I believe that the city already has a shortage of residential units and that reducing the number of residential units in this neighborhood won't be beneficial to the neighborhood or the city.

I am urging you not to accept the application.

Just to be clear, I have no problem with any religious faith, whether Jewish, Christian, Muslim, Hindu or otherwise. In fact , I was brought up in the Jewish faith. I oppose this conversion primarily on the grounds that it will change the nature of the neighborhood and will reduce the value of the buildings in the neighborhood.

Planning APC Central <apccentral@lacity.org>

Letter of Opposition : Letter of Opposition APC APC Hearing – Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive Appeal of Letter of Determination Issued April 9, 2026

1 message

Janna Bodek Harris <jannabodekharris@icloud.com> Fri, Aug 21, 2026 at 5:04 PM
To: apccentral@lacity.org
Cc: ari.briski@lacity.org, alan.como@lacity.org, stephanie.gavidia@lacity.org, councilmember.yaroslavsky@lacity.org, erin.bromaghim@lacity.org, charles.turner@lacity.org, citrussquareneighbors@gmail.com

Letter of Opposition

APC Hearing, Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

DATE:

Central Los Angeles Area Planning Commission, Los Angeles, CA

RE: Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

Dear Members of the Central Los Angeles Planning Commission,

I fear I am too late with this. (I thought the deadline was today.) In any case, I must write to voice my strong opposition to the change of use at 200-202 South Orange Drive. I am Jewish and have lived in the Windsor Square/Hancock Park neighborhood for 37 years. Over the years I have seen the deleterious effect this religious institution has had on Citrus Square, which used to be a beautiful, historic and quiet residential neighborhood. I fear the precedent this will be setting for other Los Angeles neighborhoods.

I stand with the Citrus Square Neighbors Association in its appeal, and I strongly urge the Commission to please reverse the Letter of Determination and deny this Conditional Use Permit.

Sincerely,

Janna Bodek Harris

213-309-7408

Planning APC Central <apccentral@lacity.org>

OPPOSE CUP for 200-202 S. Orange Drive

1 message

Karen Gilman <gilperson2@gmail.com> Sat, Aug 22, 2026 at 10:18 PM
To: "citrussquareneighbors@gmail.com" <citrussquareneighbors@gmail.com>, "charles.turner@lacity.org" <charles.turner@lacity.org>, "stephanie.gavidia@lacity.org" <stephanie.gavidia@lacity.org>, councilmember.yaroslavsky@lacity.org, "alan.como@lacity.org" <alan.como@lacity.org>, "apccentral@lacity.org" <apccentral@lacity.org>, "ari.briski@lacity.org" <ari.briski@lacity.org>
Cc: Karen Gilman <Gilperson2@gmail.com>

To: Planning APC Central
Cc: Ari Briski, City Planning
Alan Como, City Planning
Stephanie Gavidia. City Planning
Katy Yaroslavsky, CD5, councilmember.yaroslavsky@lacity.org
Charles Turner, CD5;charles.turner@lacity.org
Citrus Square Neighbors;citrussquareneighbors@gmail.com

RE: Case No. ZA-2024-6488-CU2-1A
Central Los Angeles Area Planning Commission
Los Angeles, CA

Dear Members of the Commission:
I live in the Larchmont Village neighborhood, and I strongly oppose the change of use at 200-202 South Orange Drive. I have seen firsthand the impact a house of worship can have on a residential neighborhood. This property sits less than a three-minute walk from La Brea Avenue, where this congregation once rented space and prayed. Given that proximity, I don't see the necessity for a congregation to move around the corner into a residential neighborhood, nor how the City could approve this CUP.
Allowing this Conditional Use Permit to stand is tantamount to creating a new zoning policy for the City of Los Angeles, and I fear the same could happen in any neighborhood, including my own. If the CUP is approved, the Commission should, at a minimum, impose strict, fully enforceable conditions that limit parking, noise, and hours of use.
I urge you to deny the CUP for Beis Medrash of Hancock Park.

Sincerely,

Karen Gilman
Elmwood Ave., Larchmont Village
Greater Wilshire Area

REQUESTED CHANGES TO CONDITIONS (with bulleted explanations)

Requested Changes to Occupancy (changes ~~stricken~~ and additions in red)

Change Condition 7.a. (and other applicable conditions): The first level of the main building, used for assembly purposes, shall be limited to a maximum occupancy of ~~147~~ **75** participants, or as otherwise limited or further reduced by in-person inspections of the property and reviews of floor plans by both the Department of Building and Safety or the Fire Department**, during annual religious holidays which do not occur past 10 pm only. For morning prayer, occupancy is limited to 25 participants. For Shabbat services (Friday afternoon/evening, Saturday morning, and Saturday afternoon/evening), occupancy is limited to 50 participants.**

Annual religious holidays occurring past 10 pm (Shavout, Selichot, Hoshana Rabbah) shall be limited to 25 participants. Given the late-night timing of these gatherings, participants arriving and departing shall be required to refrain from car door slamming, horn use, and idling, and disperse promptly upon conclusion of services. A designated on-site monitor shall be responsible for enforcing this requirement.

Change Condition 7.c.i. (and other applicable conditions): Accessory Building Use. Occupancy shall be limited to a maximum of ~~59~~ **30**, or as otherwise limited or further reduced by the Department of Building and Safety or the Fire Department.

Requested Changes to Outdoor Occupancy

Condition 7.c.ii.: Accessory Building Use. Care shall be provided ~~predominately~~ indoors~~, however children may be allowed to play in the backyard~~. Children~~, whether indoors or outdoors,~~ shall be supervised by an adult at all times.

Additional requested condition: **With the exception of Sukkot, where congregants are allowed to be in the backyard Sukkah for up to 30 minutes following services, the use authorized herein shall be conducted wholly within a completely enclosed building. No services or ancillary activities, including child care, shall occur outside.**

Requested Changes to Symposiums

There shall be a maximum of ~~12~~ **4** symposiums in a year, with a maximum of one per quarter. Attendance shall be limited to a maximum of 50 attendees at any one symposium. Symposiums shall not start before 9:00 a.m. and shall conclude by ~~10:00~~ **9:00** p.m.

Requested Changes to Alleviate Illegal Parking Impacts

Additional requested condition: **The Applicant will develop a Parking and Traffic Management Plan to address any hazardous or illegal parking and traffic problems caused by the participants of the synagogue. Such Parking and Traffic Management Plan shall include a valet service for all annual religious holiday events and symposiums held at the property. The valet service shall not use public streets to park vehicles.**

Requested Changes to Plan Approval Condition

Condition 35: The applicant, or other representative of Beis Med rash, shall file an application for a Plan Approval, with the applicable filing fees, ~~no sooner than 18 months from but~~ within ~~24~~ **12** months of the effective date of this determination. **If no Plan Approval is filed within the first 12 months of the effective date of this determination, this approval shall expire**.

Requested Changes to Good Neighbor Program

Condition 28: An email address shall be provided for questions, complaints, or concerns from the community regarding the operation of the synagogue. The email address shall be available on the Beis Medrash of Hancock Park website. Community questions, complaints, or concerns shall be responded to within 24 hours, unless such requirement would fall on a day or time when such response violates religious practice and instead shall be required as soon as religious practice permits. A log shall be maintained, documenting each complaint, the date and time it was received, and the manner by which it was resolved. Said log shall be submitted with any subsequent application for a Plan Approval.

The Applicant shall provide a contact person who will be "on call" and reachable by phone before, during, and after all services, events, and symposiums, during which congregants are at the property. The liaison shall be reachable for all daytime, evening, and night services, on the Sabbath, and on all holidays, and shall be empowered to immediately resolve any issues regarding neighbor disturbances.

Requested Changes to Prohibited Events

Addition to Condition 8 which only restricts against weddings, funerals and daycare.

Requested modification: **There shall be no weddings, funerals, fundraising events, preschool or daycare, camps, concerts, dances, community dinners, block parties or any other receptions and/or banquets at the Property. This prohibition shall not be construed to preclude Jewish religious life cycle events such as bar/bat mitzvahs but does preclude receptions and/or banquets in connection therewith. Attendance at life events shall be limited to a maximum of 50 attendees, including children. Religious life cycle events shall not start before 9:00 a.m. and shall conclude by 6:00 p.m.**

Requested Changes to Music Condition

Condition 10: When music is played, it shall be limited to indoors only, **may not be audible beyond the property line**, shall be limited to light amplification, and shall conclude by 10:00 p.m., except for on Selichot, when it shall be permitted to conclude by 2:00 a.m.

Analysis of the ZA's Comparable Houses of Worship in Residential Zones
Case No. ZA-2024-6488-CUP2
Leslie Maisel – Appellant – 240 S. Orange Dr., Los Angeles, CA 90036

The attached ZA Comparable Synagogues analysis has been updated and revised to reflect the correct data.

The ZA intended to support her decision with 12 examples of synagogues in R1-2 zones that have been granted a CUP. Her examples do not support that decision. In fact, many houses of worship in the City of Los Angeles are in R1-2 zones that may or may not have a CUP, and they have little to no impact on neighborhoods because the buildings were built specifically for religious purposes. Their worship is inside; they have parking, reception and social spaces, and day-care facilities and, especially if they are a Jewish house of worship, are well secured and gated, employ established security protocols, and are monitored by armed guards. There are 6 examples of this in the 90024 ZIP code alone.

Of the ZA's 12 examples, four are *Valley Beth Israel, Temple Judea, Temple Beth Hillel, and Stephen S Wise*, are all Reform Jewish synagogues. They have built campuses designed for institutional use, with parking, worship space, classrooms, social halls, and security. Children do not spill into the streets while playing, and they do not receive the same complaints that *Beis Medrash* does.

There is a substantial Sephardic Jewish population in the San Fernando Valley that, in general, attends different congregations from those serving Ashkenazi communities. That helps explain why so many synagogues are clustered in one area. By comparison, only four Sephardic Orthodox congregations are located in the entire 90036 ZIP code. Beis Medrash is an Ashkenazi synagogue.

Adat Yeshurun Valley Sephardic Congregation, Eretz Synagogue & Cultural Center, Chabad of North Hollywood, Valley Village Kollel, and Young Israel of Northridge are all located in buildings designed for synagogue use. They are not converted homes.

Ohr Gedalyahu Synagogue on Riverside Dr. consists of two small, one-story converted buildings on a busy 4-lane arterial street, surrounded by a metal fence, on a lot almost twice as large as the Applicant's. *Shuva Israel of Los Angeles* is on a residential street, but it is located on approximately 0.4 acres, has a larger house, is in a less dense neighborhood, and is surrounded by an institutional parking lot and two other large properties. *Shaarey Hahayim* is a one-story house on a smaller corner lot bordered by Whitsett Ave, a busy 4-lane street. It serves a very small congregation, and its impact on the neighborhood cannot be compared to that of *Beis Medrash*. Both *Shuva Israel of Los Angeles* and *Shaarey Hahayim* are secured and gated properties.

Among the Orthodox synagogues, only 4 have alternate Orthodox synagogues within 0.5 miles, and when expanded to 1.7 miles, no synagogue has more than 8 other options. By comparison, there are 14 known congregations within 0.5 miles of *Beis Medrash*, with more than 24 in total in the 90036 area. The circumstances are therefore not comparable in either neighborhood impact or demonstrated need.

Beyond the negative impact this Applicant has had on the Citrus Square neighborhood, approving this CUP would effectively establish a new City zoning policy: permitting this type of use in a residential neighborhood, despite the availability of alternative Orthodox synagogues less than 4 minutes away and despite the use's incompatibility with the neighborhood.

Many Conservative Jews observe the Sabbath and walk to synagogue. Approving the CUP could extend that rationale beyond Orthodox congregations to Conservative congregations that might seek to pray in a home environment. That possibility is particularly relevant in the 90024 Westwood/Little Holmby area of Los Angeles.

This CUP was granted without sufficient consideration of these broader implications, and we urge the Commission to reconsider.

ZA Comparable Synagogues —Walkability and Denomination Analysis

Case No. ZA-2024-6488-CUP | Radius: 0.5 mi (walkable) and 1.5 mi (outer) | Compiled from Google Places data

Comparable Synagogue	Denomination	Cluster	Address	Orthodox Synagogues (within 0.5 mi)	Orthodox Synagogues (0.5–1.7 mi)	Orthodox Day Schools (within 0.5 mi)	Orthodox Day Schools (0.5–1.5 mi)	Kosher Restaurants/ Markets (within 0.5 mi)	Re (0
Valley Village Community Kollel	Orthodox	Cluster 1	12422 Chandler Blvd, Valley Village, CA 91607	3	8	0	1	7	
Temple Beth Hillel	**Reform**	Cluster 1	12326 Riverside Dr, Valley Village, CA 91607	**N/A — not Orthodox**	**N/A — not Orthodox**	1	0	1	
Ohr Gedalyahu Synagogue	Orthodox	Cluster 1	11748 Riverside Dr, Valley Village, CA 91607	0	8	1	0	1	
ERETZ Synagogue & Cultural Center	Orthodox	Cluster 2	6170 Wilbur Ave, Tarzana, CA 91335	0	4	1	2	2	
Temple Judea	**Reform**	Cluster 2	5429 Lindley Ave, Tarzana, CA 91356	**N/A — not Orthodox**	**N/A — not Orthodox**	1	2	4	
Shuva Israel Los Angeles	Orthodox	Cluster 2	4952 Encino Ave, Encino, CA 91316	0	4	0	1	3	
Adat Yeshurun Valley Sephardic	Orthodox	Cluster 3	12405 Sylvan St, North Hollywood, CA 91606	4	6	0	0	0	
Shaarey Hahayim Congregation	Orthodox	Cluster 1	12500 Emelita St, Valley Village, CA 91607	5	3	0	0	0	
Young Israel of Northridge	Orthodox	Standalone	17511 Devonshire St, Northridge, CA 91325	0	1	1	0	0	
Stephen Wise Temple	**Reform**	Standalone	15500 Stephen S Wise Dr, Los Angeles, CA 90077	**N/A — not Orthodox**	**N/A — not Orthodox**	0	0	0	
Chabad of North Hollywood	Orthodox	Standalone	13079 Chandler Blvd, Sherman Oaks, CA 91401	2	5	0	0	0	
Valley Beth Israel	Reform	Standalone	13060 Roscoe Blvd, Sun Valley, CA 91352	**N/A — not Orthodox**	**N/A — not Orthodox**	0	0	0	



Valley Village Community Kollel, 12422 Chandler Blvd, Valley Village



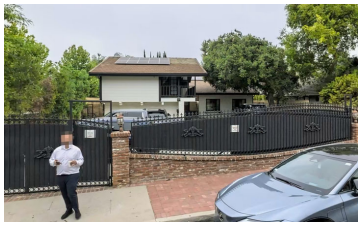
Ohr Gedalyahu Synagogue 2 bldgs. 11748 Riverside Dr. Valley Village



Shaarey Hahayim Congregation & Kehilat Ohr Israel - 12500 Emelita, V.V.



Chabad of North Hollywood, 13079 Chandler Blvd., Valley Village



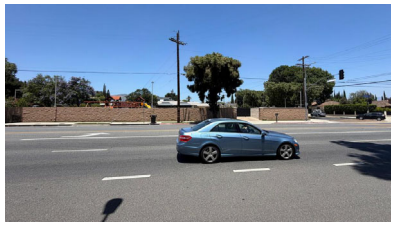
Shuva Isarel Of LA, 4947 Encino Ave, Encino



Eretz Synagogue & Cultural Center, 6170 Wilbur Ave., Tarzana



Adat Yeshurun Valley Sephardic, 12405 St. North Hollywood



Young Israel of Northridge, 17511 Devonshire St. Northridge



Etz Chaim, 303 S. Highland Ave., LA



Temple Judea, 5429 Lindley Ave, Tarzana



Temple Beth Hillel, 12326 Riverside Dr. Valley Village



Stephen Wise Temple



Valley Beth Israel 13060 Roscoe Blvd. Sun Valley

Planning APC Central <apccentral@lacity.org>

APC Hearing, Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

1 message

Lauren Wittlin <drlaurenw@gmail.com> Mon, Aug 24, 2026 at 1:11 PM
To: apccentral@lacity.org
Cc: ari.briski@lacity.org, alan.como@lacity.org, stephanie.gavidia@lacity.org, councilmember.yaroslavsky@lacity.org, erin.bromaghim@lacity.org, charles.turner@lacity.org, Citrus Square Neighbors <citrussquareneighbors@gmail.com>

DATE: 8/24/2026

Central Los Angeles Area Planning Commission, Los Angeles, CA
RE: Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

Dear Members of the Commission,

I am a resident of the Citrus Square neighborhood. I strongly oppose the change of use at 200-202 South Orange Drive for the following reasons:

·**Negative impact on adjacent and nearby neighbors:** Disruptive noise and behavior impact neighbors well beyond the property line.

·**No traffic, parking, or noise studies:** despite years of attendance of up to 150 adults and over 50 children as well as unpermitted street gatherings, no study has ever measured the burden of blocked sidewalks, driveways, red zones, and disruptive noise at all hours, 7 days a week.

·**No completed Fire or Building and Safety review:** occupancy of 147 was self-reported and never verified by the City; the duplex and converted garage play area have never been inspected for occupancy, fire safety, or code compliance.

·**Threat to the Historic District:** this is a contributing structure in the Citrus Square National Register Historic District, and no environmental or historic resources review was ever conducted.

·**Size and growth:** this is a large, actively programmed congregation whose impact on neighbors will only grow as membership continues to expand.

·**A documented history of unpermitted operations:** the applicant operated for years before seeking permission, applying for a CUP only after neighbors objected and CD5 interceded, direct evidence that the applicant cannot be trusted to follow city process.

·**No emergency management plan:** the lack of an emergency management plan puts both congregants and neighbors in harm's way.

·**A deliberate choice, not a necessity:** the applicant chose this quiet residential block over suitable alternatives just 630 feet away on La Brea Avenue, and if approved must accept strict limits and robust enforcement of its activities as a result.

·**Loss of scarce housing:** residential units are being converted to institutional use, and the required Replacement Unit Determination (RUD) still has not been

completed.

Approving this CUP would set a dangerous precedent for institutional encroachment throughout Citrus Square and across the city. These are land use and zoning concerns, not objections to anyone's faith. I urge the Commission to deny this Conditional Use Permit, or at minimum impose the strict, fully enforceable conditions requested by the Citrus Square Neighbors Association (CSNA), the Greater Wilshire Neighborhood Council (GWNC), and Councilwoman Katy Yaroslavsky of Council District 5 (CD5). Those conditions should include robust penalties for violations and hold the applicant fully responsible for closely adhering to them.

Sincerely,

Lauren Wittlin

142 South Mansfield Ave.

Los Angeles, CA 90036

Summary Letter of Opposition

APC Hearing - Case No. ZA-2024-6488-CU2-1A, 200-202 S. Orange Drive

To: apccentral@lacity.org

Cc: ari.briski@lacity.org, alan.como@lacity.org, stephanie.gavidia@lacity.org, councilmember.yaroslavsky@lacity.org, erin.bromagihm@lacity.org, charles.turner@lacity.org, citrussquareneighbors@gmail.com

Date: August 21, 2026

Central Los Angeles Area Planning Commission

200 N. Spring St., Room 272

Los Angeles, CA 90012

RE: Case No. ZA-2024-6488-CU2-1A - Summary of 68 Individual Letters of Opposition Submitted by Citrus Square Residents

Dear Members of the Commission,

I am writing as one of the organizers of the Citrus Square Neighbors Association (CSNA) to summarize an additional group of individual opposition letters of 67 Citrus Square residents to the above-referenced Conditional Use Permit application. Each of these residents personally reviewed and signed an identical letter of opposition, dating it and printing their name and address; these are residents who were not able to submit comments electronically. See also the index of the names and addresses of the individually signed letters as well as a thumbnail summary.

Because the Commission's Rules and Operating Procedures limit submission page counts so that Commissioners have adequate time to review material before a hearing, and because a compiled package of 68 individually signed letters could not be accepted outside the Initial Submission period, Commission staff recommended that CSNA instead submit this summary letter, similar in function to a petition. This letter reproduces the points of opposition set out in the identical letter signed by all 67 residents and includes the name of every resident who signed one. The original signed letters remain in CSNA's possession and are available to the Commission or the Commission Office upon request.

All 67 letters are identical in content. The residents who signed them oppose the change of use at 200-202 South Orange Drive for the following reasons:

- **Negative impact on adjacent and nearby neighbors:** Disruptive noise and behavior affect neighbors well beyond the property line.
- **No traffic, parking, or noise studies:** despite years of attendance of up to 150 adults and over 50 children, as well as unpermitted street gatherings, no study has ever measured the burden of blocked sidewalks, driveways, red zones, and disruptive noise at all hours, seven days a week.
- **No completed Fire or Building and Safety review:** an occupancy of 147 was self-reported and never verified by the City, and the duplex and converted garage play area have never been inspected for occupancy, fire safety, or code compliance.
- **Threat to the Citrus Square Historic District:** the property is a contributing structure in the Citrus Square National Register Historic District, and no environmental or historic resources review has been conducted.
- **Size and growth:** this is a large, actively programmed congregation whose impact on neighbors will only grow as membership continues to expand.
- **A documented history of unpermitted operations:** the applicant operated for years before seeking permission, applying for a CUP only after neighbors objected and CD5 interceded - direct evidence that the applicant cannot be trusted to follow the city process.

- **No emergency management plan:** the lack of an emergency management plan puts both congregants and neighbors at risk.
- **A deliberate choice, not a necessity:** the applicant chose this quiet residential block over suitable alternatives just 630 feet away on La Brea Avenue, and if approved must accept strict limits and robust enforcement of its activities as a result.
- **Loss of scarce housing:** residential units are being converted to institutional use, and the required Replacement Unit Determination (RUD) still has not been completed.

Approving this Conditional Use Permit would set a dangerous precedent for institutional encroachment throughout Citrus Square and across the city. These are land use and zoning concerns, not objections to anyone's faith. We urge the Commission to deny this Conditional Use Permit, or at minimum impose the strict, fully enforceable conditions requested by the Citrus Square Neighbors Association (CSNA), the Greater Wilshire Neighborhood Council (GWNC), and Councilwoman Katy Yaroslavsky of Council District 5 (CD5). Those conditions should include robust penalties for violations and hold the applicant fully responsible for closely adhering to them.

Sincerely,

Mark Yellen

Member, Citrus Square Neighbors Association

markyellen@gmail.com

Residents Who Signed Individual Letters of Opposition (67 total)

Case No. ZA-2024-6488-CUZ-lA

Opposition Letter Index 67 Individually signed letters

Date, Name, Address

No.	Date	Name	Address
1	August 15, 2026	**Shane Crocker**	104 N. Orange Dr., Los Angeles, CA 90036
2	August 15, 2026	**Joan Boorstein**	116 N. Citrus Ave., Los Angeles, CA 90036
3	August 15, 2026	**Joseph F. Smith**	104 N. Orange Dr., Los Angeles, CA 90036
4	August 15, 2026	**Lynsey Davar**	173 N. Citrus Ave., Los Angeles, CA 90036
5	August 15, 2026	**Janet R. Koerlin**	173 N. Citrus Ave., Los Angeles, CA 90036
6	August 15, 2026	**Zubin Davar**	173 N. Citrus Ave., Los Angeles, CA 90036
7	August 15, 2026	**Lynn W. Hope**	131 N. Citrus Ave., Los Angeles, CA 90036
8	August 15, 2026	**B. Bennett**	101 N. Citrus Ave., Los Angeles, CA 90036
9	August 15, 2026	**Devan Wilson**	104 N. Orange Dr., Los Angeles, CA 90036
10	August 16, 2026	**Jon M. Landa**	145 N. Mansfield Ave., Los Angeles, CA 90036
11	August 16, 2026	**John Schell**	122 N. Sycamore Ave., Los Angeles, CA 90038
12	August 16, 2026	**Jocelyn Reyes**	113 N. Orange Dr., Los Angeles, CA 90036
13	August 16, 2026	**Douglas Owen McDonald**	280½ S. Sycamore Ave., Los Angeles, CA 90036

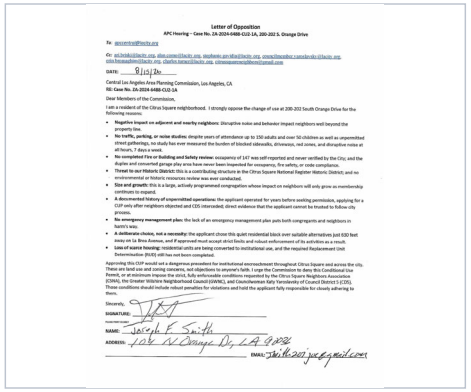
No.	Date	Name	Address
14	August 16, 2026	**Katherine Lee**	230½ S. Sycamore Ave., Los Angeles, CA 90036
15	August 16, 2026	**Ivonne Perez**	125 S. Sycamore Ave., Los Angeles, CA 90036
16	August 16, 2026	**Ella Roark**	113 N. Orange Drive, Los Angeles, CA 90036
17	August 16, 2026	**Brian Roark**	113 N. Orange Drive, Los Angeles, CA 90036
18	August 17, 2026	**Candice Wiliamson**	141 N. Orange Dr., Los Angeles, CA 90036
19	August 17, 2026	**William Marks**	114 N. Sycamore Ave., Los Angeles, CA 90036
20	August 17, 2026	**Robin Buxton**	114 N. Sycamore Ave., Los Angeles, CA 90036
21	August 17, 2026	**Kathleen Wilson**	104 N. Orange Drive, Los Angeles, CA 90036
22	August 17, 2026	**Cessia Hoffman**	115 N. Orange Dr., Los Angeles, CA 90036
23	August 17, 2026	**Patrick Farrelly**	163 N. Mansfield Ave., Los Angeles, CA 90036
24	August 17, 2026	**Edward Collins**	163 N. Mansfield Ave., Los Angeles, CA 90036
25	August 18, 2026	**Elizabeth Ziemska**	131 N. Orange Drive, Los Angeles, CA 90036
26	August 18, 2026	**Nikolas Soren Goodich**	131 N. Orange Dr., Los Angeles, CA 90036
27	August 18, 2026	**Jay Rudolph**	126 N. Orange Dr., Los Angeles, CA 90036
28	August 18, 2026	**Caitlin Baunoch**	146 N. Orange Dr., Los Angeles, CA 90036
29	August 18, 2026	**Judy Finch**	139 N. Orange Dr., Los Angeles, CA 90036
30	August 18, 2026	**Robert Miller**	139 N. Orange Dr., Los Angeles, CA 90036
31	August 18, 2026	**Mollie Seltzer**	166 S. Citrus Ave., Los Angeles, CA 90036
32	August 18, 2026	**Cecilia Garcia**	164 S. Orange Drive, Los Angeles, CA 90036
33	August 18, 2026	**Jack Hensley**	117 N. Mansfield Ave., Los Angeles, CA 90038
34	August 18, 2026	**Jack Hensley**	117 N. Mansfield Ave., Los Angeles, CA 90038
36	August 18, 2026	**John Finnegan**	182 S. Orange Dr., Los Angeles, CA 90036
37	August 18, 2026	**Alex Dawson**	102½ N. Sycamore Ave., Los Angeles, CA 90036
38	August 18, 2026	**Darren Ankenman**	146 S. Sycamore Ave., Los Angeles, CA 90036
39	August 18, 2026	**Brea McConnel**	140 S. Sycamore Ave., Los Angeles, CA 90036
40	August 18, 2026	**Mari Nakamura**	132 N. Orange Dr., Los Angeles, CA 90036
41	August 18, 2026	**Chizuto Miyamoto**	132 N. Orange Drive, Los Angeles, CA 90036
42	August 18, 2026	**Charles Agapiou**	155 N. Mansfield Ave., Los Angeles, CA 90036
43	August 18, 2026	**Andrew Block**	134 N. Mansfield Ave., Los Angeles, CA 90036
44	August 18, 2026	**Lorry Block**	134 N. Mansfield Ave., Los Angeles, CA 90036
45	August 18, 2026	**Laurie Block**	134 N. Mansfield Ave., Los Angeles, CA 90036
46	August 18, 2026	**Susan Altman**	132 N. Mansfield Ave., Los Angeles, CA 90036
47	August 18, 2026	**Cecil P. Bator Jr.**	127 N. Citrus Ave., Los Angeles, CA 90036
48	August 18, 2026	**Thomas A. Bator**	127 N. Citrus Ave., Los Angeles, CA 90036
49	August 18, 2026	**Linda M. Bator**	127 N. Citrus Ave., Los Angeles, CA 90036
50	August 18, 2026	**Jake Bernstein**	110 N. Sycamore Ave., Los Angeles, CA 90036

No.	Date	Name	Address
51	August 18, 2026	**Madeline Novling-Christiansen**	116 N. Sycamore Ave., Los Angeles, CA 90036
52	August 18, 2026	**Alexa Daniel**	110½ N. Sycamore Ave., Los Angeles, CA 90036
53	August 18, 2026	**Alice Marks**	114 N. Sycamore Ave., Los Angeles, CA 90036
54	August 18, 2026	**Michael Zuck**	700 Berkeley Blvd., Los Angeles, CA 90036
55	August 18, 2026	**John M. Rolf**	600 N. McCadden Pl., Los Angeles, CA 90036
56	August 18, 2026	**Felice Hartenstein**	180 S. Sycamore Ave. #208, Los Angeles, CA 90036
57	August 18, 2026	**Adrienne Lane**	166 S. Citrus Ave., Los Angeles, CA 90036
58	August 18, 2026	**Thomas Lane**	185 S. Citrus Ave., Los Angeles, CA 90036
59	August 18, 2026	**Andrew Seltzer**	166 S. Citrus Ave., Los Angeles, CA 90036
60	August 18, 2026	**Eli Seltzer**	166 S. Citrus Ave., Los Angeles, CA 90036
61	August 19, 2026	**Mia Richardson**	106 S. Orange Drive, Los Angeles, CA 90036
62	August 19, 2026	**Sam Cooper**	118 N. Orange Dr., Los Angeles, CA 90036
63	August 19, 2026	**Heidi Richardson**	106 S. Orange Dr., Los Angeles, CA 90036
64	August 19, 2026	**Jack Cooper**	118 N. Orange Dr., Los Angeles, CA 90036
65	August 19, 2026	**Andrew Cooper**	118 North Orange Drive, Los Angeles, CA 90036-3015
66	August 19, 2026	**Donna Bernard**	106 S. Orange Dr., Los Angeles, CA 90036
67	August 19, 2026	**Zeke Richardson**	106 S. Orange Dr., Los Angeles, CA 90036
68	August 19, 2026	**Lisan Cooper**	118 North Orange Drive, Los Angeles, CA 90036

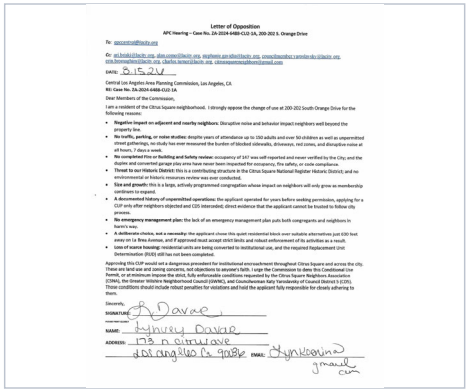
Individual Letters - Thumbnail Contact Sheet



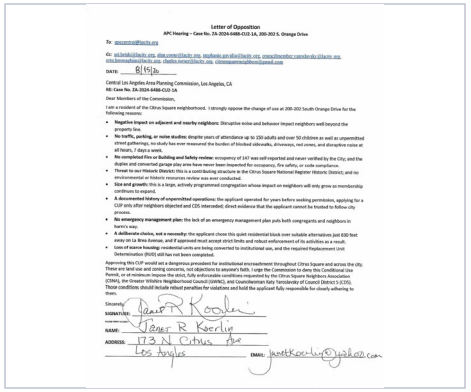
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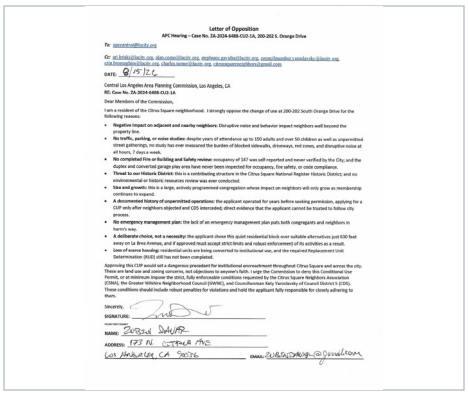
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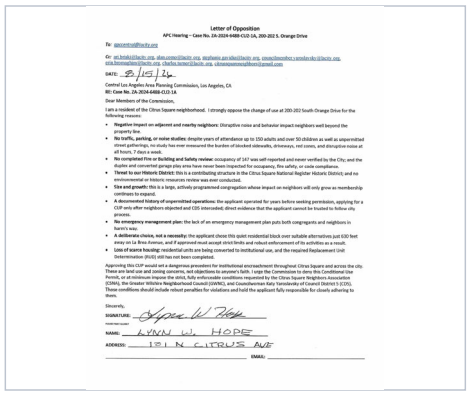
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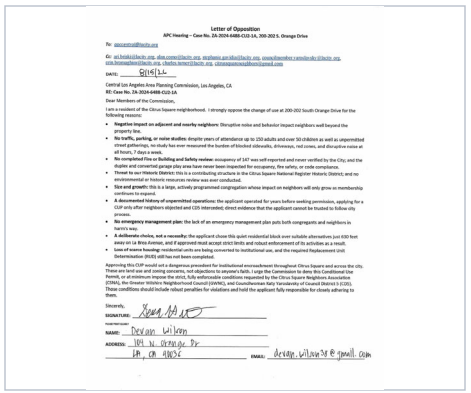
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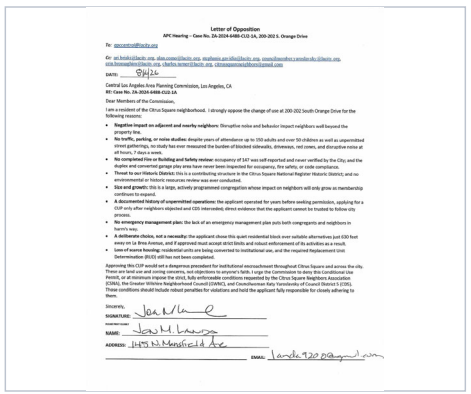
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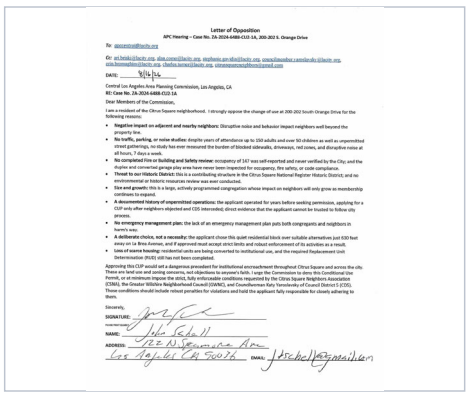
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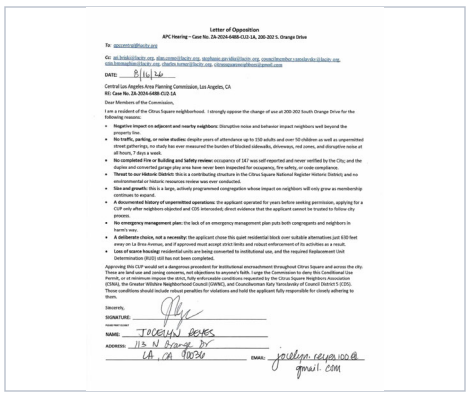
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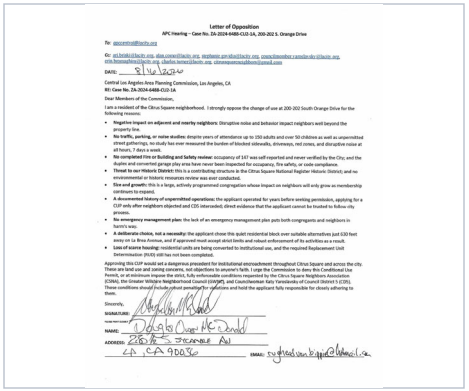


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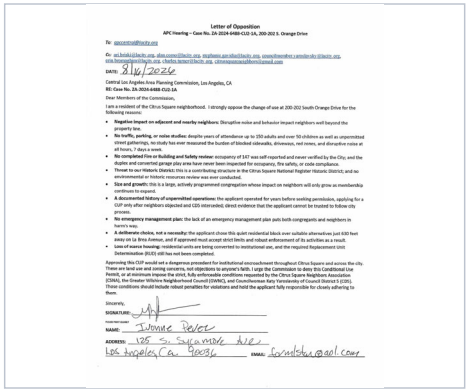
Individual Letters - Thumbnail Contact Sheet



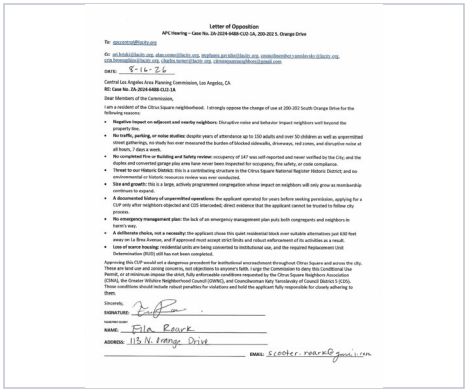
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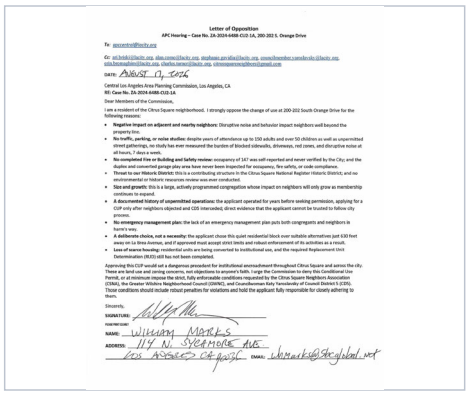
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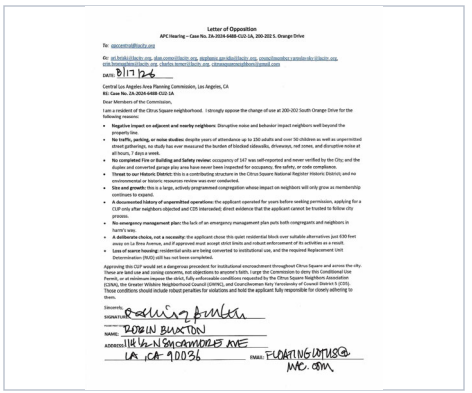
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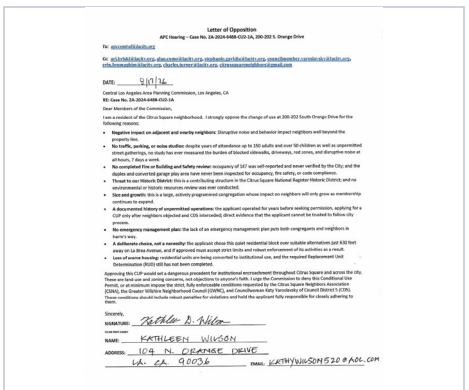
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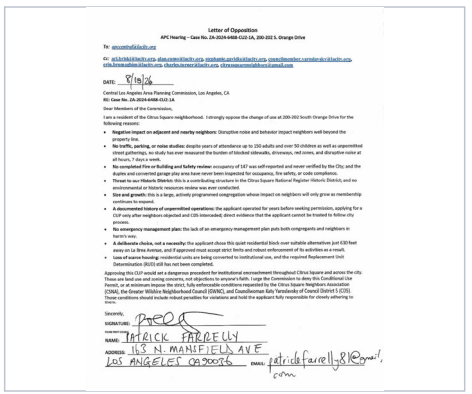
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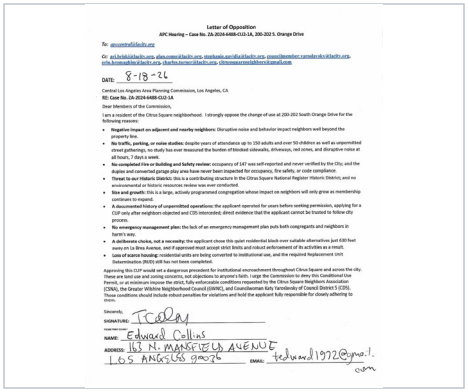


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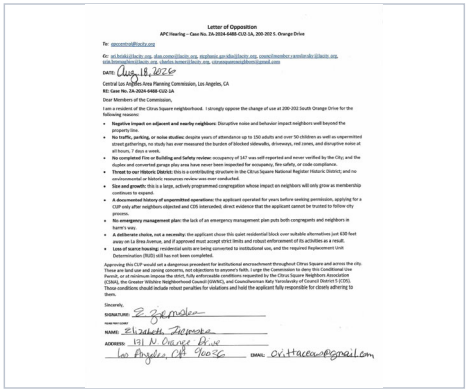


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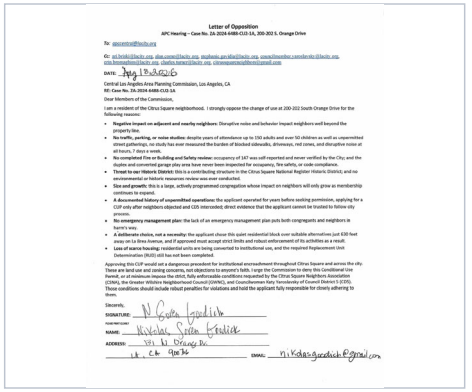
Individual Letters - Thumbnail Contact Sheet



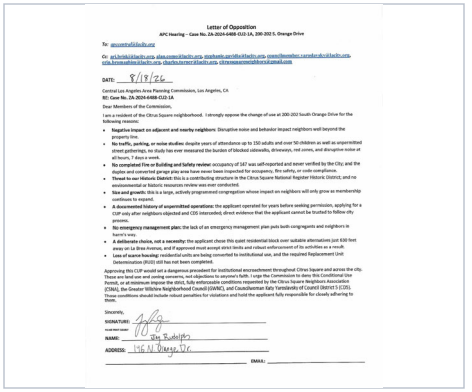
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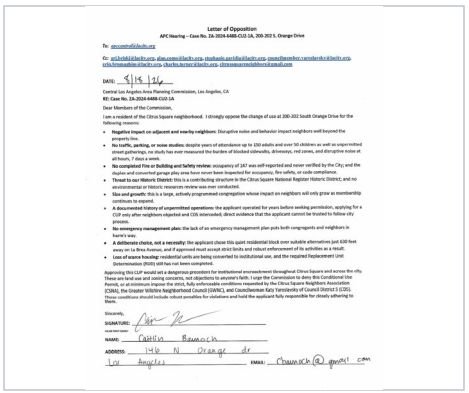
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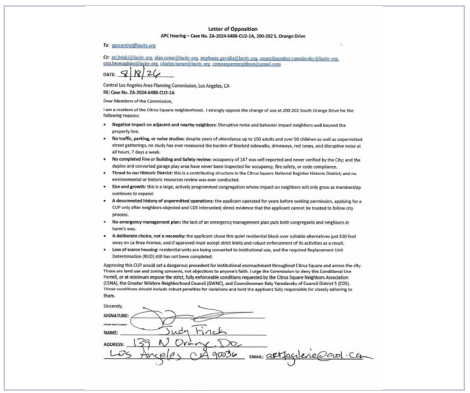
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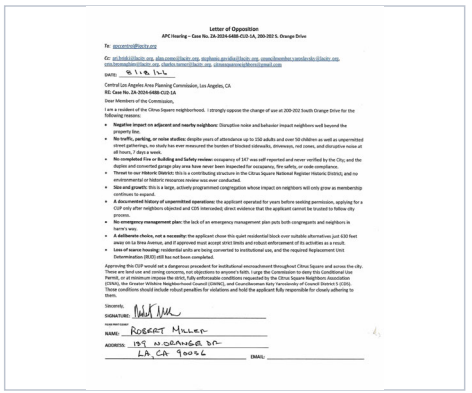
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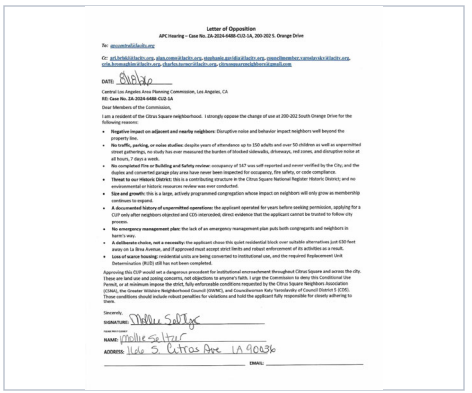
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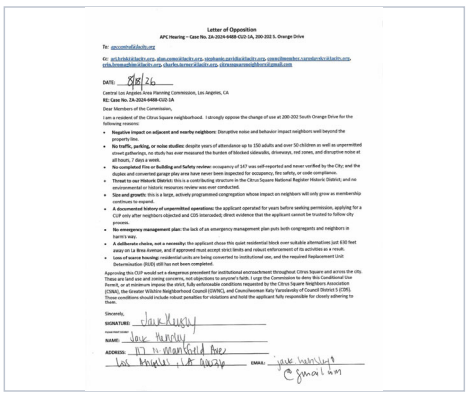
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Letter 31



Letter 32

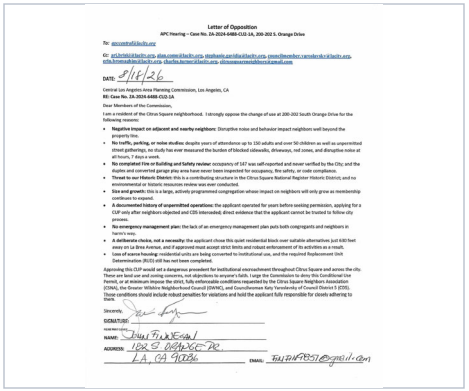


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Letter 34

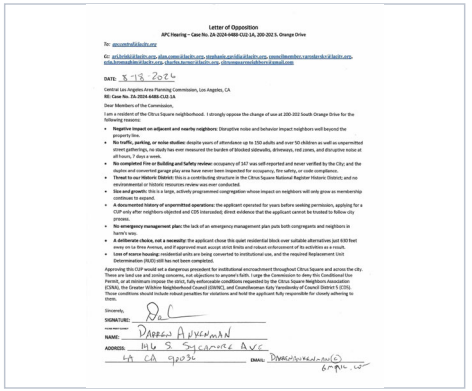
Individual Letters - Thumbnail Contact Sheet



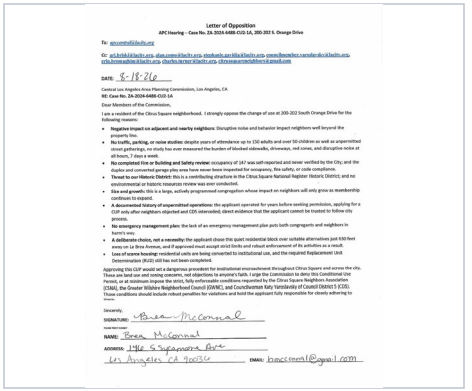
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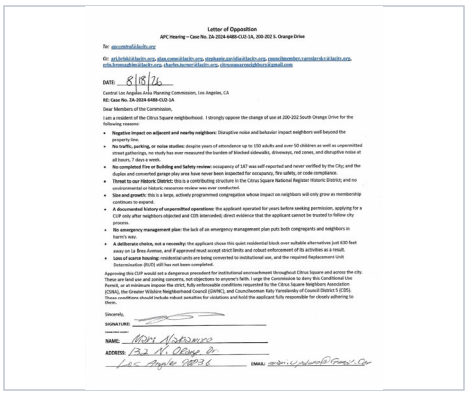
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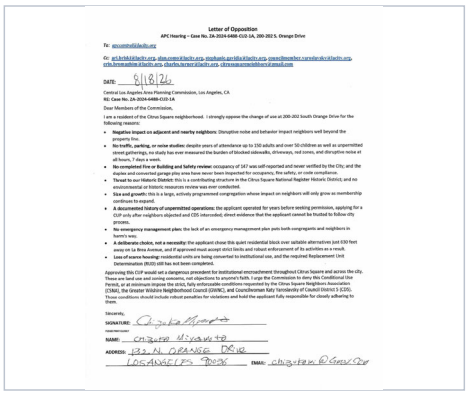
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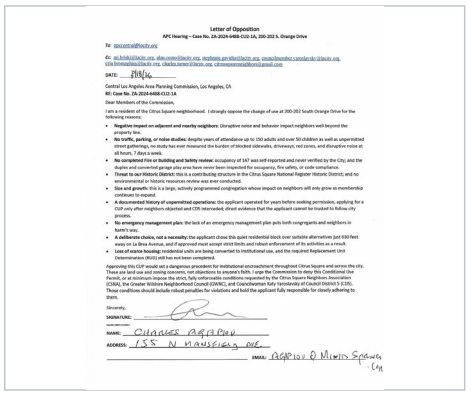
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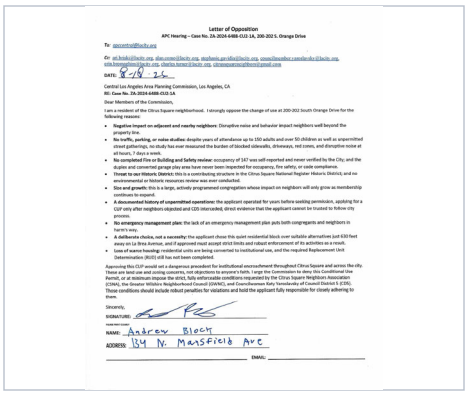
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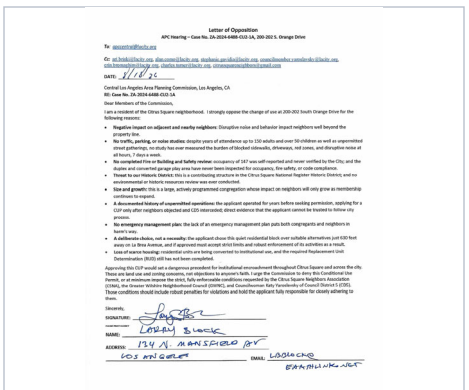
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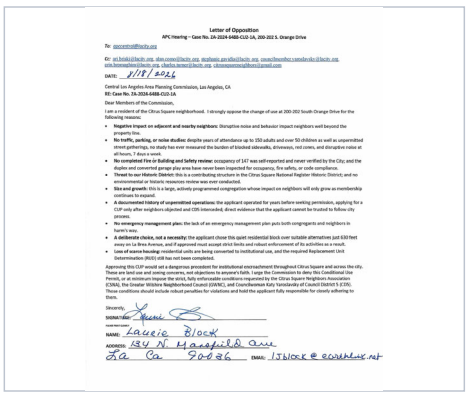
Letter 41



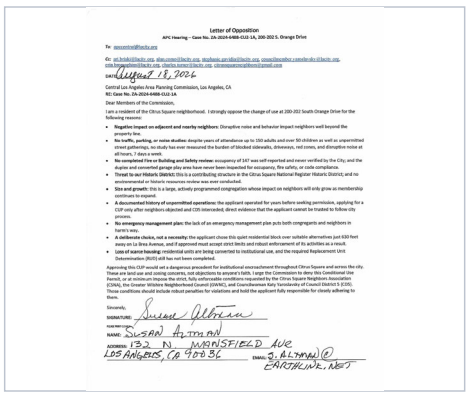
Letter 42



Letter 43

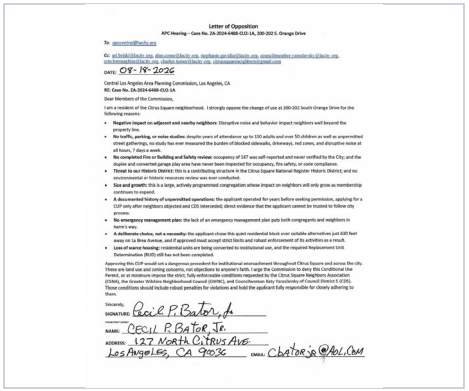


Letter 44

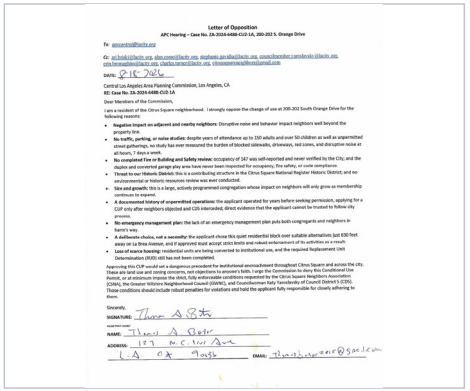


Letter 45

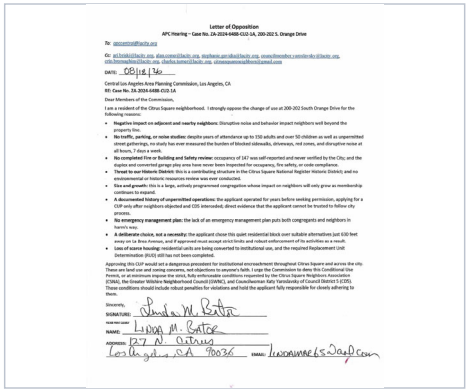
Individual Letters - Thumbnail Contact Sheet



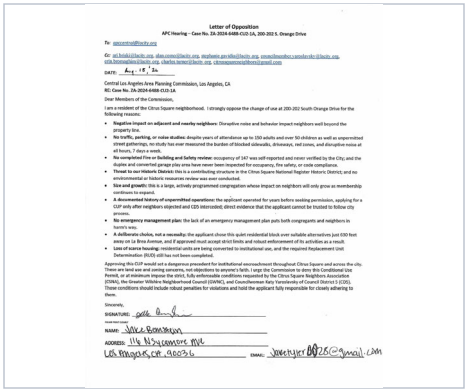
Letter 46



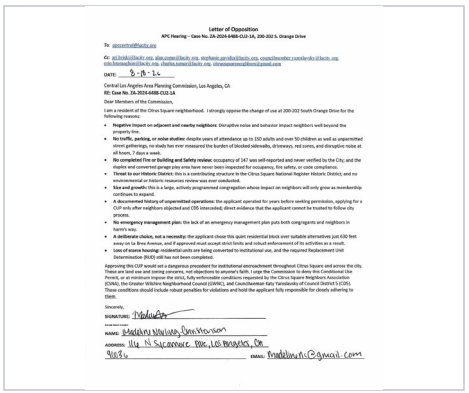
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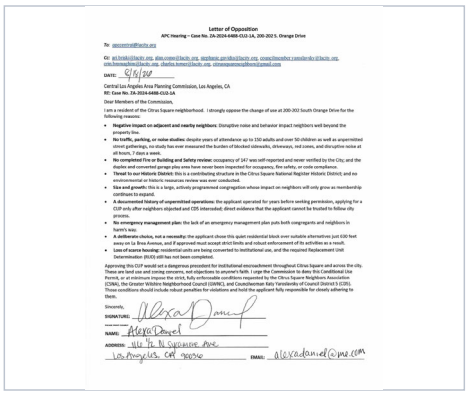
Letter 48



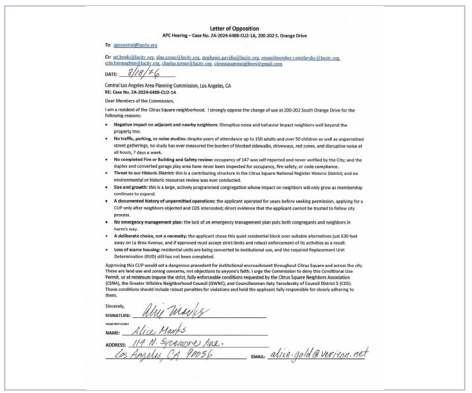
Letter 49



Letter 50



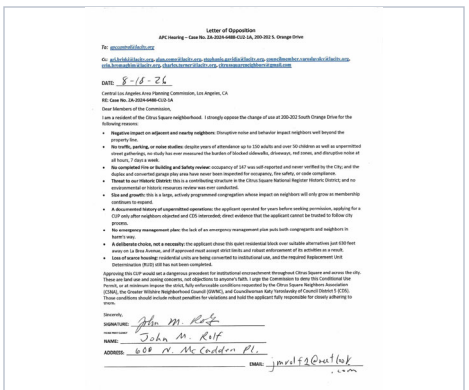
Letter 51



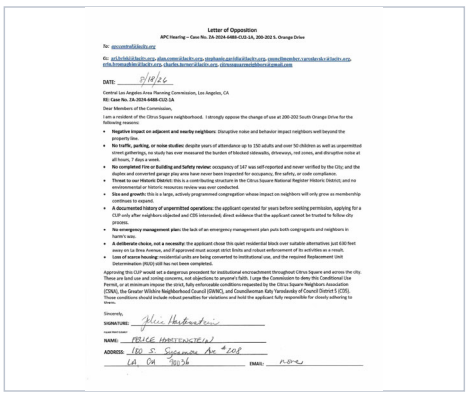
Letter 52



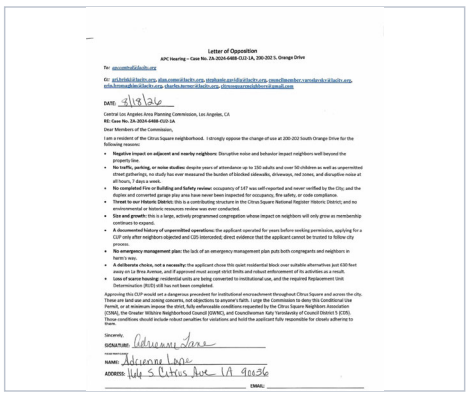
Letter 53



Letter 54

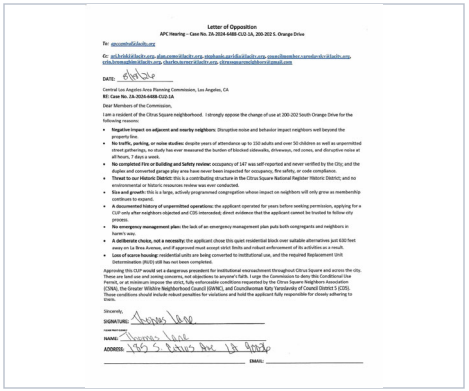


Letter 55

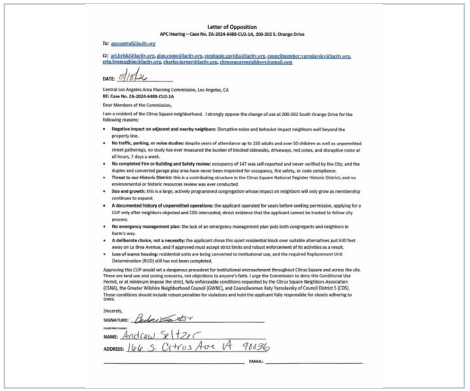


Letter 56

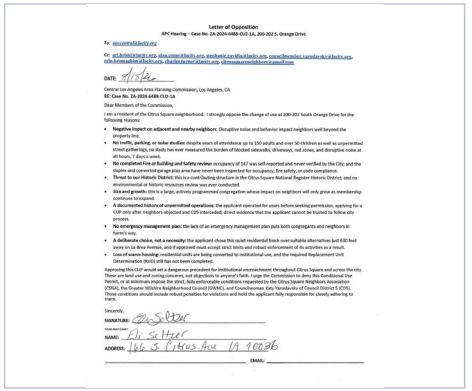
Individual Letters - Thumbnail Contact Sheet



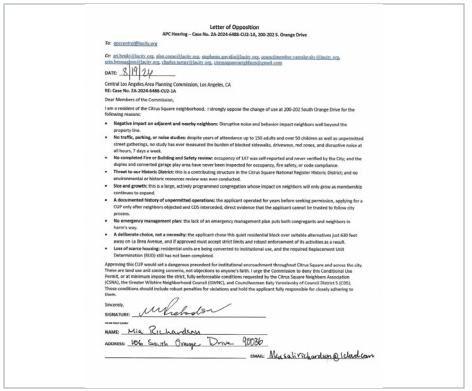
Letter 57



Letter 58



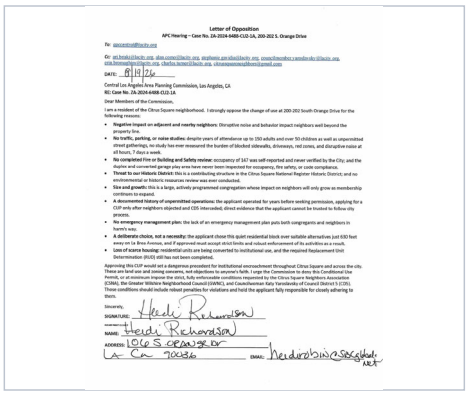
Letter 59



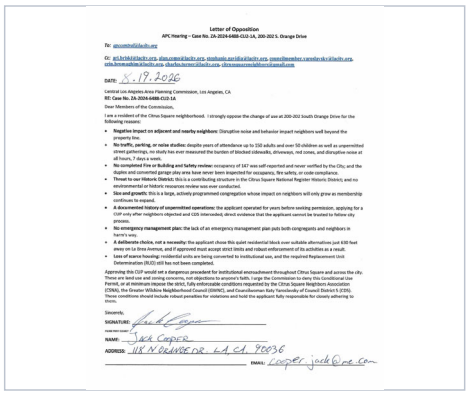
Letter 60



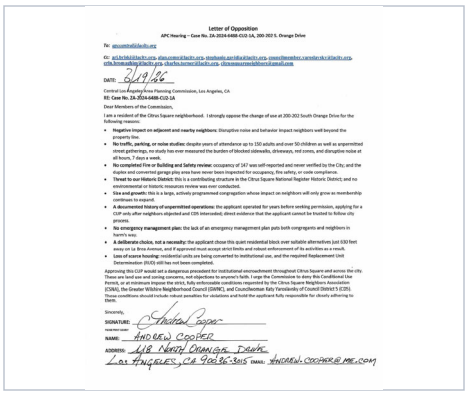
Letter 61



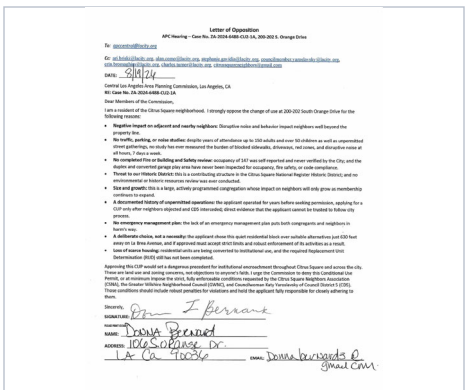
Letter 62



Letter 63



Letter 64



Letter 65



Letter 66



Letter 67